

DOCKSIDE CONDOMINIUM ASSOCIATION BOARD
P.O. Box 1000
Hayes, VA. 23072
April 19, 2007

President Pettyjohn called the meeting to order at 7:00 P.M. at VIMS. Members present were Schaefer, Tribble, Winstead, and Lawson who arrived late due to a conflicting meeting.

Owner's Comments:

Six members were present. Rosa Sewell requested replacement of her entrance threshold that was cracked and her lower sliding door that had rotted.

Termite Report:

Larry Austin reported the greatest number of hits is on both ends of Building 9 and also on Building 24. Paul Schaefer will check with the termite companies to see if these areas can be treated.

Also ants are now being seen around the buildings – Dave Winstead will have the areas around the buildings sprayed.

Grounds Report:

There is a problem with one of the drains behind building 8 and Jeff will look into this.

Jeff did a walk through with the Grounds Committee and provided a report with costs for the items reported by the committee which total \$14, 506.69. The Board felt that some of these items could be done now as they were included in the 2007 budget. The items are to replace terra stone where it is missing, replace brown river surge (brown gravel) where necessary, plant miscellaneous grasses (being used in Williamsburg) to curb bank erosion, replace topsoil around the pool and plant various shrubs.

Secretary's Report:

Accepted as presented

Treasurer's Report:

There appears to have been a double payment to Allstate Insurance Co. for our master policy and Paul will investigate this. Boat slip fees and storage building fees are coming in, but they are slow. This should change on the next budget report which will reflect transactions for April. The report was approved subject to investigating the Allstate payment.

Maintenance Report:

Dave reported that the streets sign at the corner of Dockside Dr. and Sunset Dr. was replaced by the county at no cost to DCOA. Additional window screens that have been missing have been ordered. The bulletin board has been repaired, as has the water leaks on the docks. The DCOA maintenance storage trailer has been emptied and now contains only DCOA property; the lock has also been changed. Storage closets at all buildings have now been emptied.

Bills are being sent to the unit owners who had the front slopes of their roofs replaced.

A source has been located for the external light globes and replacements have been ordered. Plans are to replace approximately 16 globes plus 3 of the larger ones at the pool.

There are several holes over the septic field beside building 9 that need to be capped for safety.

We are still awaiting a proposal to replace the electrical on A Dock as well as put in 220 volt receptacles for the pumps to our septic system.

Nothing has been done on the deck boards on the docks yet; this appears to be a larger task than was originally thought. Larry Austin suggested getting a volunteer work party to work on the docks.

On Going Business:

Paul has been talking with two management companies, but has been unable to schedule them for one of our regular meeting nights. He will try to set something up for another night although it may not be possible for all board members to attend.

New Business:

Long Range Planning Committee: has met and will meet on an as needed basis.

Welcoming Committee: has met and Toni Hogg is heading the committee.

Building Captains: captains have not been secured for buildings 2, 7, 12, 16, 24, and 25. Chip will be working to secure captains for these buildings by the next board meeting. A plan needs to be formulated to determine their duties. Those that immediately come to mind are to assist with emergencies that may occur.

Grounds Committee: Dave has had a meeting and their activities have been reported earlier in these minutes.

Recreation Committee: John reported that his committee had met and come up with several ideas to have activities several times per year. A Happy Hour at the pool will continue when the pool opens with a flag hung on the fence to note when this will be in session. Additional plans are for a community cook out Memorial Day weekend, with a second cook out planned for Saturday July 7. Our annual Halloween chili cook off will take place on October 31 as in years past. The possibility of a fish fry in conjunction with a fishing tournament is also under consideration. Flyers will be passed out advising residents of upcoming activities.

Boat Slips and Boat Trailers:

Research has shown that the price of the 25 ft. boat slips currently owned by DCOA have been selling for \$3500.00. There appear to be at least two boats using our docks that do not belong to current owners. This will be looked into as well as making an updated list of who owns which docks.

There are a number of boats on trailers that do not have the unit number on the tongue of the trailers. In addition, there are boats of less than 20 ft. that parked in the areas designated as being for boats of 20 ft or larger. Boat of less than 20 ft. in length should be parked in the fenced in small boat yard.

We have found there is no liability coverage for our boat slips and Susan will check into the cost of this coverage.

Pool Opening:

The pool opening process will begin in a few weeks with a target date of Memorial Day weekend.

Ongoing Business:

The wall telephone located in the DCOA storage building will be removed as it no longer serves the purpose for which it was intended since we have outsourced our grounds maintenance.

Susan will be sending out a letter as a follow up to her February letter regarding clean up of the storage unit area and addressing several other things including the speed limit on our roads and stop sign violations on Sunset Dr.

Board Went Into Closed Session at 8:55 P.M.

Issues discussed were outstanding issues on new storage buildings and outstanding debts.

Meeting was adjourned at 9:35 P.M.

