

Dockside Homeowners Association
Minutes of the Board of Directors Meeting
Thursday August 20, 2009
VIMS-Classroom C

Present were:

Joe Siemiatkowski, President
Tom Richmond, Vice President
Lisa Evans, Secretary
Paul Schaefer, Treasurer
Heldur Liivak, Member at Large

Other Attendees:

Dana Shotts-Neff, Chesapeake Bay Management, Inc.
Gina Combs, Chesapeake Bay Management, Inc.
Jennifer Williams, Chesapeake Bay Management, Inc.
See attached list of homeowners

Before holding the Monthly Board Meeting of the Directors, Executive Session was held to have fact finding hearing for a homeowner violation.

It was determined that a quorum of board members was present.

The meeting was called to order at 7:44 P.M. by Joe Siemiatkowski, President.

Call to Order Business Portion

Homeowner's forum was held.

Motion was duly made, seconded and unanimously carried to accept the agenda with the addition of CBM Contract and violation process in Executive Session

Motion was duly made, seconded and unanimously carried to approve the July 16, 2009 minutes subject to any scriveners errors.

Old Business

Bid/Process Creation- 80% completed

Motion was duly made, seconded and unanimously carried to approve the Rules Committee and the Maintenance Committee Charters as written.

Suggest adding: Will be signed by the Board President, published on the web site and disseminated to committee chairs by CBM.

Board will look into creating a charter for the Building Captain Committee.

New Business

Gina Combs, Chesapeake Bay Management was introduced as the new Managing Agent for Dockside Condominiums.

Committee Reports

President Report- There is a tarp that is on a unit's roof that has raised some questions from other homeowners in Dockside. This tarp is not being ignored and there are several things at play and or factor in that has allowed the tarp to be kept where it is at. Always looking for volunteers to help with committees.

Treasurer Report- **There is a \$29,000 check to be cut from the reserve funds to reimburse the operating reserves for the roof replacements.**

- Paul submitted a draft for the Scope of Work from Rollins and Associates, board to have feedback by the September Board meeting.

Motion was duly made, seconded and unanimously carried to accept the Treasurer's Report.

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Managing Report: A written report was submitted.

- To protect the interests of all homeowners there are certain things that Chesapeake Bay Management does not provide via email, such as violation logs, and legal opinions. Such things can be brought to the meeting, passed out in executive session, discussed, and then collected before the Executive session is adjourned.
- Board members may call the office and speak with the Managing Agent regarding any rules violation by homeowners.
- Protecting the "attorney/client privilege" some things are not to be released via email from Chesapeake Bay Management. In the future all legal opinions requested by the board will be provided directly to the bd by the association's attorney thus protecting the attorney/client privilege.
- Chesapeake Bay Management does not release certain sensitive information without the permission of the Board.
- Next walk though will be on 27 August.

Motion was duly made, seconded and unanimously carried to accept the Managers Report.

Grounds Report- A verbal report was given.

- Pruning done
- Pool edging project is complete
- Equipment moved from storage
- Experimenting with 2 different sprays on the nasty weed that is growing in the Junipers, as they experiment please bare with the landscaping crews as the hand pulling of this weed is very temporary

- Storm damage has trees down, cleared out some still have to walk grounds to find other areas effected. Bill to be submitted for payment

Maintenance Committee-

- Check cut to the rock supply company which was never received. Rock was paid for by the maintenance committee and needs to be reimbursed.
- Tom cut the single tree by the tennis courts feedback as requested... Board will evaluate for further trimming
- Remind Bob regarding painting over the graffiti -wouldn't hurt to do with the power washer as well.
- Two huge trees by bldg 8 that are 90% dead, cheaper to be removed now rather than when they fall into creek. Board to check on trees and removal need.

Recreation Committee-

- Labor Day Event- Will be distributing flyers
- Lisa will not be in attendance for this event so need more initiative from fellow recreation committee members during day of event.

Dock Working Group-

- Joe, Tom, and George to check D Dock on 27 August.
- Will touch base with Jim when he returns from out of town regarding the Dock Working Group Chair position.

Motion was duly made, seconded and unanimously carried to enter Executive Session at 8:36 P.M.

The meeting resumed following Executive Session at 9:43 P.M.

Motion was duly made, seconded and unanimously carried to have Chesapeake Bay Management abide by the Management Contract (dated August 24, 2007; page 20, section 3a)

Motion was duly made, seconded and unanimously carried pursuant to Homeowner 1, Due to the complaints and safety of others the owner needs to remove dog from property within 30 days. If the violation is not remedied within this time frame you will be assessed ten dollars (\$10.00) per day for every day the violation remains up to the 90 day/\$900 maximum.

Motion was made for CBM to email copies of the violation log when requested by a board member. Motion failed.

- Statistics in email regarding violations trends/types are allowed
- CBM agreed to bring paper copies of the current violation log to each regular board meeting for review.

Directed CBM to get two more bids regarding erosion at building 4 ASAP.

Motion was duly made, seconded and unanimously carried to pay Colonial Gardens with bill for storm damage removal of \$600.

- Estimates for tree removal at Bldg 8 to follow from Jeff

Board agreed for Tom Richmond to have check signing privileges; Board president will work the details in the next 30 days.

List provided by homeowner to be given to the Maintenance committee per Board.

CBM advised the Board that per State Law; the interior repairs that are damaged in and through a common element would be the responsibility of the association to repair. After much discussion; The Board will review the interior repairs issues with Ken Evans/Allstate.

Request CBM to obtain the current cost of annual insurance from Ken Evans for 2009 and his estimate for next year. Budget for 2009 allows for \$18,000, the current contract lists less than a \$9,000 insurance cost.

Motion was duly made, seconded and unanimously carried to have Tom Richmond added as a DCOA check signer

CBM was directed to obtain three (3) bids for the reported roof leaks; once received to forward to the board to expedite the repairs.

CBM directed to research the failed bylaw amendment. Board would like to review at next meeting to determine next step.

CBM to bring paper copies of the violation logs to the meetings for Executive Session discussion if necessary.

Tom Richmond reported that he had received the State Corporation Annual Report/Registered Agent and will complete. CBM advised him that once he receives the Annual report back from the State; that we need it for the Resale Disclosure Packages.

CBM was directed to obtain three (3) estimates regarding asphalt repairs. Tom to provide list to Gina regarding the specific areas.

Received signed letter from 8001 giving their Grandson the use of the pool/tennis court facilities unsupervised as he will be staying at unit for the month of August.

Motion was duly made, seconded and unanimously carried to start documenting grandfathering items for the Architectural Committee.

Motion was duly made, seconded and unanimously carried to adjourn the meeting at 10:15 P.M.

Submitted by:

Jennifer Williams

Assistant Association Manager

HOMEOWNER ATTENDEE ROSTER

Marilynn Lawson
George Payne
Jeff Wehrung
Frank Witeck
Harry Haywood
Bell Mason
Jack Coogan
Melanie Payne
Jess Brown
Joan Heaney
William Heaney
Leonard Jacoby
Bernie Geddings