

**Dockside Homeowners Association**  
**Minutes of the Board of Directors Meeting**  
Thursday August 19, 2010  
VIMS-Classroom C

Present were:

Lisa Evans, President  
Joe Siamatowski, Vice President  
Tom Richmond, Secretary  
Paul Shcaeffe, Treasurer  
George Payne, Member at Large

Other Attendees:

Gina Combs, Chesapeake Bay Management, Inc.  
Jennifer Williams, Chesapeake Bay Management, Inc.  
See attached list of homeowners

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

Homeowner's forum was held; entered into homeowner forum at 7:00pm  
Homeowner forum closed at 7:09pm

The meeting was called to order at 7:09 P.M. by Lisa Evans, President.

**Call to Order Business Portion**

**Motion was duly made, seconded and unanimously carried to accept the agenda with the addition of the SCC report, an application and a roof proposal.**

**Motion was duly made, seconded and unanimously carried to approve the July 15, 2010 minutes as written.**

**Motion was duly made, seconded and unanimously carried to approve the special meeting minutes as written**

**Reports:**

**President Report- Gave her report time to the Ad-Hoc Pool Committee**

- Committee consisted of Chair John Lawson, Sean Hughes, Rosemarie Motto, Buzzy Niess, Amanda Riley-Gross, Gloria Strange, Jeff Wehrung and Marilyn Zauner.
- Looked over Rule 5e
- Looking to have 4 bands for the 2 bedroom homes and 3 bedroom homes would receive 6 bands for the pool.

### **Treasurer Report**

- No utility worksheet included
- Recommend using Reserves for Roofing and adjust repairs to replacements
- Repairs are prolonging the roof replacements
- Manager to send the pamphlet to the Board regarding the Reserve study
- Roof completion chart to be updated

**Motion was duly made, seconded and unanimously carried to accept the July Financials**

### **Managing Report:**

- Written report was provided

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

### **Grounds Report-**

- Not adequately blowing off the proches after property has been mowed.
- Landscapers needed to stop in the middle of last 2 cuts due to storms
- No provision on bank cutting in the specs
- James River Grounds will rebid the bank cutting

### **Maintenance Committee Report-**

- In need of volunteers, please contact a Board member

### **Recreation Committee-**

- In need of volunteers, please contact a Board member.

### **Dock Working Group-**

- In need of volunteers, please contact a Board member.

### Old Business

#### **Erosion-**

- Soil test was performed what was thought to be a bad sample was retested and found that the soil is mush.
- Engineer has to rework figures since the composition of soil will not hold screws
- Should have bid next week per the engineer and will be placed out for bids
- 2011 Budget to have a line item for erosion (soil sampling) for the community

#### **Dock Pump Station-**

- Still working on project

#### **Tree Pruning at Tennis Courts-**

- There were 12 homes that gave the Board feedback and the majority voted for picture 3
- Looking to see if possible to trim and stump grinding and come back in spring to plant bushes.
- Possibly have a community planting day

Audit Proposal-

- Tabled until after tax season

Revision of the Governing Documents-

- Process has started by the attorney
- Looking to have to Amend the Governing Documents and reinstate them

Pool Rule Revision-

- Moved to Executive Session

New Business

Architectural Changes-

- 1832 Dockside Drive

**Motion was duly made, seconded and unanimously carried to accept the application for the back patio bricked over concrete and install a ceiling fan to the back patio**

- 7825 Sunset Drive

**Motion was duly made, seconded and unanimously carried to accept application for the propane tank at the corner of building with the following conditions: Must provide the 4" white plastic lattice to cover and meet all county codes.**

SCC-

- Next year need to look for new Registered agent
- Managing agent to do inspection of mailboxes to determine which ones need replaced at this moment

Roof Proposal-

- Partial roof replacement per chart roof was replaced in 1998

**Motion was duly made, seconded and unanimously carried to accept the proposal for \$3500.00 to replace the roof from Phillips Contracting and will be paid for out of reserves.**

**Motion was duly made, seconded and unanimously carried to enter Executive Session at 8:38 P.M**

**Motion was duly made, seconded and unanimously carried to exit Executive Session at 9:00 P.M**

**Motion was duly made, seconded and carried to accept the Section 5.E Rule change as follows, to be put into effect next pool season.**

Recreation areas are for the use and enjoyment of DCOA owners and their guests. In the event that a unit owner has tenants, then only the tenants of the unit owner shall be permitted to use the recreation areas.

The issued pool ID's (wristbands) are to be displayed by the person using the recreation facilities to identify the users.

**EXTRA ID'S FOR OWNERS/TENANTS ONLY:** In the event that additional ID's are required for owners or tenants living at Dockside, contact the management company. No more than six (6) ID's may be issued per unit.

**GUEST PASSES:** Owners/tenants who need a temporary guest pass for guests above their allotted ID's must contact the management company at least four (4) days prior to the guest(s) using the facilities. A form for such requests will be posted on the Dockside Condo Village web page:

<http://docksidecondovillage.org>. Guests must have the form signed by the management company in their possession while using the recreation areas. NOTE: any group of 8 or more constitutes a party. See Rule 5 a 4

**GUESTS USING THE POOL WITHOUT THE OWNER/TENANT PRESENT:** Only guests who have key access to the owner/tenant's condo and are wearing the corresponding wristbands will be allowed to use the pool without the owner/tenant being present. Keys and wristbands may not be given to friends and relatives in order to permit them to use the facilities at Dockside at their own convenience. Guests must comply with Dockside rules and owners/tenants will be held responsible for the action of their guests. Pool keys are not to leave Dockside property.

### **Placed ad in paper to have geese relocated**

Next agenda:

- Pool painting
- Repairing pool cover
- Pressure relief valve at pool
- Snow removal specs
- Loose concrete side of pool
- Need to do assessment of pool

**Motion was duly made, seconded and unanimously carried to adjourn the meeting at 9:05 P.M.**

Submitted by:

Jennifer Williams

Assistant Association Manager

HOMEOWNER ATTENDEE ROSTER

Marilynn Lawson  
John Lawson  
Chip Tribble  
Dot Brown  
Amanda Riley-Gross  
Sean Hughes  
Paul Hudak  
Virginia Hudak  
Peter Clayton  
Rosemarie Motto  
Michael Sterling  
Gloria Strange  
Jeff Wehrung