

DOCKSIDE CONDOMINIUM ASSOCIATION BOARD

P.O. Box 1000

Hayes, VA 23072

December 20, 2007

President Lawson called the meeting to order at 7:00 PM. Members present were Schaefer, Tribble, Winstead and Susan Berger of Chesapeake Bay Property Management Company.

Owner's Comments:

Dot Rogers stated that water damage to the Talon unit has not been repaired. She was advised the necessary materials for repair had been ordered and Mrs. Berger advised she had tried to contact the Tallons without success.

Rosemarie Motto questioned why a termite truck from Dodson has been seen at Dockside and was informed that this is the new termite contractor for all of Dockside.

Agenda:

This was presented by Mrs. Berger and adopted.

Secretary's Report:

Was approved as presented.

Treasurer's Report:

Approved as presented.

Managing Agent:

Mrs. Berger has not received the bill that Pete Clayton was to submit for repairs to his air condition unit that occurred during the siding project. Mr. Clayton was to fax this to her.

There is an outstanding bill for the tree service that did the trimming on Sunset Dr. as they have not completed the work. Jeff Wehrung is to contact them regarding completion of the work.

Calvin French has installed the light on the tennis courts, however the electrical supply line to the light was cut underground and another will have to be run.

Has performed inspections and sent friendly reminder letters to multiple homeowners.

Has requested Calvin French to repair leaking water pipe on Dock A.

Has issued work order to Calvin French to repair leak in parking lot near 7819 Sunset Dr. This was repaired at no charge.

Chesapeake Bay Foundation has granted 20 of the 30 grants prepared and submitted by Mrs. Berger to install risers on our septic tanks and pay for their pump out. She has secured a price from Miller's Septic Service to install risers on the remaining 10 septic

tanks not covered by the grants for a total of \$4,400. These risers will result in a savings of approximately \$75.00 per tank when pump out is required.

There is a possibility that more grant money may be available after January 31, 2008 if some of the facilities that were awarded grants have not completed their installations.

Work has been completed on the finger pier on Dock A and in conjunction, a complete dock inspection was performed.

Mrs. Berger has coordinated roof replacement on the Siemiatkowski and Wehrung units due to damage from previous contactors.

Termite Report:

A new contract was approved with Dodson Termite Company for all Dockside Buildings. Larry Austin has less than a box of the termite stakes left and we cannot obtain a refund on less than a box.

Old Business:

A – Storage Unit Report:

The Crawfords have responded and signed the necessary papers to have the deed recorded. There has still been no response from Basta/Haywood.

B – Septic Offer:

This has been previously covered above. Mrs. Berger was commended by the Board for her work on this which has resulted in considerable savings to Dockside.

C – Water Use/ Bldg 12

There was no response from the owners in Building 12, however in December a homeowner realized a hot water tank leak and this has been replaced. The usage has now returned to normal.

New Business:

Landscape proposals were sent out and the contract has been awarded for 2008 to Classic Lawn Care.

Dock Inspection:

A report was submitted to Mrs. Berger and has been presented to the board for necessary repairs to all three docks. The report indicated that many of the cross braces have deteriorated as well as deck boards. This will be reviewed to determine how much can be done with volunteer and in-house labor.

Meeting was adjourned at 7:50 PM