

Dockside Homeowners Association
Minutes of the Board of Directors Meeting

Thursday January 20, 2011

VIMS

Board Members Present: Lisa Evans, Tom Richmond, George Payne, Paul Schaefer, Joe Siemiatkowski

Other Attendees: James Dryden, James River Grounds; Gina Combs, Managing Agent

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

The meeting was called to order at 7:02 P.M. by **Lisa Evans**, President

Homeowner Forum entered at 7:03PM and concluded at 7:03 PM. No Homeowners present.

Call to Order Business Portion

Motion was duly made, seconded and unanimously carried to accept the agenda with the following additions: taking minutes; speed bumps; flood zone reassessment.

Motion was duly made, seconded and unanimously carried to approve the December 16, 2010 Board Minutes

Reports

President: Reported that the Christmas Lights are down. Also the Board needs to finalize the presentation for the Annual meeting tonight.

Treasurer:

Motion was duly made, seconded and unanimously carried to approve the Statement of Operations for December 2010.

Manager Report: Written report submitted

Grounds: Mr. Dryden reported that James River Grounds owes the Association speed bumps. Once the weather clears will replace them. Apologized for the snow delay; they will be more prepared on future snow days; however, it hit this year at bad time with the Holidays.

Maintenance Committee: Report was made that the sensor lights by the Boats and Gardens are not working; Committee to look into this.

Recreation Committee: No Report

Dock Working Group: No Report

Old Business

Erosion Issues-Building 4: Gloucester County delayed the project. Engineer has finalized the specifications and will be sending them out to the Board requested contractors.

Dock Pump Station: Mr. Richmond, Mr. Payne and Mr. Schaefer will be meeting with various contractors over the next month for bid solicitation.

Tree Pruning at Tennis Court: Item on hold until after the repairs are completed at Building 4

Revision of Governing Documents: Ms. Evans discussed the need for the Board to review the documents and submit input to Management.

Maintenance Proposal: Mr. Siemiatkowski is working on the Bid specifications for the Hardi-plank caulking.

2011 Annual Meeting: Board reviewed planned presentation for the Annual Meeting. Mr. Ken Evans from Allstate will be the Guest Speaker. He will be discussing the recent flood map rezoning.

Dockside Colors: Mr. Payne to provide management with the appropriate colors.

Trash/Recycle Locations: Ms. Evans reported that this appears to be working; no further need to carry on the agenda.

New Business

Architectural Changes : No Submission to date.

Reserve Transfer:

Motion was duly made, seconded and unanimously carried to transfer \$1265.00 to reserves as recommended by the Auditor.

Minutes:

Motion was duly made, seconded and unanimously carried to have CBM take minutes only- no additional representative to attend meetings. Board to look into taking own minutes in 2011 with the new board members.

Speed Bumps: James River Grounds to research the new speed bumps and provide cost difference to the Board for suggested change in styles.

Flood Zone Reassessment:

Motion was duly made, seconded and unanimously carried to obtain quotes on building flood certifications, certification of elevations and letter of map amendments.

2009 Audit

Motion was duly made, seconded and unanimously carried to approve the 2009 Audit.

Member in Good Standing

Motion was duly made, seconded and unanimously carried to define a member in good standing as follows: Dues must be no more than 30 days delinquent and no outstanding violations currently under fines.

Motion was duly made, seconded and unanimously carried to enter Executive Session at 8:45P.M. to review alleged violations.

The meeting resumed following Executive Session at 9:00 P.M.

Motion was duly made, seconded and unanimously carried to adjourn the meeting at 9:06P.M.

Submitted by:

Gina Combs, CMCA, AMS
Association Manager