

**Dockside Homeowners Association**  
**Minutes of the Board of Directors Meeting**  
Thursday July 15, 2010  
VIMS-Classroom C

Present were:

Lisa Evans, President  
Joe Siamatowski, Vice President  
Tom Richmond, Secretary  
Paul Schaefer, 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 submitted concerns in writing to be added to the minutes:

- Use of the pool is a privilege, not a right and can be taken away for a couple of reasons:  
1. Non-payment of fees/assessments to DCOA, 2. Disregard of the pool rules, and 3. When unit owners rent their units, the owner gives to another, the right to take possession of their property (use of pool). At least, this is my understanding.

We keep changing keys and locks to no avail. There are just a few who give their keys to babysitters, friends, and relatives. The rule says the owner must accompany their guests. It's a good rule, and was made for a good reason. I ask the board **not** to change it. As owners, we usually know each other, and want to be friendly with each other. But when others come in and break the rules, they are sometimes aggressive and in many cases nasty to owners. When they are asked to leave, they tend to come back and do mischief (this has happened in the past). This is after all a private pool, but it seems more like a public pool.

My suggestion would be to send a letter/flyer to all owners ASAP stating that they will lose the privilege of using the pool, or fined if they do not accompany their guests. If exceptions are granted an adult should still accompany any children/teenagers.

Finally, there may be a need to limit the number of guests that renters can bring. This last weekend, 8 or 10 people came to the pool (we're not even sure if the renter was with the group). Nobody knew who they were and when they left they raided the garden. They were seen going into Building 1.

Since we have several repeat offenders' names, perhaps they should receive a stronger and different letter than what would be sent to other units?

Submitted by D. Brown *(with permission from the homeowner the statement has been changed to remove the names)*

Homeowner forum closed at 7:30pm

The meeting was called to order at 7:30 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 mailboxes and a proposal.**

**Motion was duly made, seconded and unanimously carried to approve the June 17, 2010 minutes as written.**

### **Reports:**

#### **Treasurer Report**

- Looking to have one bank handle all accounts
- Unmatured CD's stay where they are until CD has reached a mature date
- Transfer all funds and appropriate accounts to RBC Bank

**Motion was duly made, seconded and unanimously carried to transfer all accounts to RBC Bank.**

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

#### **Managing Report:**

- Website issue has been taken care of

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

#### **Grounds Report-**

- In desperate need of rain, not cutting much
- MSDS books provided to George Payne to show the residents what type of chemicals are being used.
- Working on small projects throughout the community since no cutting

#### **Maintenance Committee Report-**

- Replaced padlock on small boat yard

- In need of volunteers, please contact a Board member

#### **Recreation Committee-**

- Thank you George Payne for the July 4<sup>th</sup> party
- In need of volunteers, please contact a Board member.

#### **Dock Working Group-**

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

#### Old Business

##### Erosion-

- Perk test was performed to determine the specifications for the erosion problem at building 4
- Once schedule is received from the engineer the schedule will be posted for everybody who is impacted

##### Dock Pump Station-

- Still working on project
- Will go through same bid process as all other contracts

##### Tree Pruning at Tennis Courts-

- Flyers were distributed throughout the community with the return date of July 26

**Motion was duly made, seconded and unanimously carried to obtain 3 bids for the option that received the highest vote and provide estimates at next meeting.**

##### Maintenance List-

**Motion was duly made, seconded and unanimously carried to remove the Maintenance List from the monthly agenda**

##### Audit Proposal-

- Tabled until after tax season

##### Revision of the Governing Documents-

- Process has started by the attorney

#### New Business

##### Architectural Changes-

- 8009 Sunset Drive

**Motion was duly made, seconded and unanimously carried to accept the application for the plantings in front of gas tanks with the condition that the owner maintains the bed**

- 7871 Sunset Drive

**Motion was duly made, seconded and unanimously carried to accept application for flower bed addition as submitted**

Mailboxes-

- There are mailboxes in disrepair that need replaced.
- Managing agent to do inspection of mailboxes to determine which ones need replaced at this moment

Estimate for hardy plank-

- Hardy plank separating in joints
- Will obtain 3 bids for next meeting

Rule Change:

- Moved to Executive Session

**Motion was duly made, seconded and unanimously carried to enter Executive Session at 8:21 P.M**

**Motion was duly made, seconded and unanimously carried to exit Executive Session at 9:40 P.M**

**Motion was duly made, seconded and unanimously carried to accept the Section 5.E Rule change as follows with the stipulation that it is from now until the end of current pool season as a trial run:**

Recreation areas are for the use and enjoyment of DCOA residents, owners, and their quests. Residents must accompany quests during use of recreation facilities and will be held responsible for the actions of their quests. However, owners may request a quest pass using the DOCA approved from that must be approved at least two days in advance before requested usage. Approved form must be in possession of quest in recreation areas. The issued pool IDs are to be with the resident, owner, or quest using the recreation facilities to facilitate proper identification of all users.

**Motion was duly made, seconded and unanimously carried to accept the pool hour change Section 5.H to weekdays open until 11 p.m. and weekends until 12 a.m. until the end of the current pool season as a trial run.**

**Motion was duly made, seconded and unanimously carried to have temporary guest passes for the current pool season stipulation that the form that is created must have advanced notice signed by managing agent and carried with the person at all times.**

Tom & Joe to look into flowerboxes to cover the French drains for a more pleasant look throughout community.

**Motion was duly made, seconded and unanimously carried to adjourn the meeting at 9:55 P.M.**

Submitted by:

Jennifer Williams  
Assistant Association Manager

#### HOMEOWNER ATTENDEE ROSTER

James Dryden-James River Grounds  
Marilynn Lawson  
John Lawson  
Dorothy Brown  
Bernice Geddings  
Larry Austin  
Rose Motto  
Metro Motto