

DOCKSIDE CONDOMINIUM ASSOCIATION BOARD

P.O. Box 1000

Hayes, VA 23072

March 15, 2007

President Pettyjohn called the meeting to order at 7:10 P.M. at VIMS.

Members present were Lawson, Schaefer, Tribble, and Winstead

Owner's Comments:

Four owners were present. Larry Austin said he is still missing his kitchen window screen to which Dave responded that he has them and others for the same size kitchen window that he will replace. Larry also requested the status of deeds for the new storage buildings. Susan advised we are waiting for copies of the Plat from the surveyor to give to our attorney who needs these to prepare the deeds. The Plat is due the first of next week and Susan will get these to our attorney.

Dave Winstead said he had some screens for the kitchen windows, and was going to order replacements for any others missing in addition to having some on hand.

Roger Davis plans to have the front roof on his unit replaced and wanted to be sure the new owners would not have to pay for this when the normal cycle of roof replacements arrived – he was assured they would not. He also wanted to know if he could replace some windows in the front of his unit. He was advised no decision would be made on that until he presented his request in writing. Dave said there had been a real problem with the type of windows he wanted to replace leaking in other buildings, specifically in building 12.

A letter was received from Larry and Louise Austin requesting information on purchasing another slip on D dock. This was deferred to check on pricing of the available slips.

Termite Report:

Larry Austin presented the report and stated that building 9 had 10 hits; building 23 had 8, and building 24 having 6, building 16 having 5, and the other buildings having 3 or less.

Grounds Report:

Jeff Wehrung was not present; however he had spoken with Chip Tribble and John Lawson prior to the meeting requesting he have a specific number of dollars to work with for a specific period of time to save him having to come to the board with a request for each proposed expenditure. Jeff also was authorized to obtain a load of the terra rock that was discussed at the February meeting. The trees have been treated to prevent bag worms this season.

Secretary's Report:

Approved.

Treasurer's Report:

Paul stated that the report was not ready when he went to Rollins to pick it up, however it would be obtained and sent to all board members.

Maintenance Report:

Dave said that the electrician, Calvin French, had all the street lights working. They are still looking for a source to obtain replacement globes for those damaged or missing. Dave has replaced some of the bulbs in the lights with florescent bulbs which should be more economical. The life expectancy of these bulbs is considerably longer than the incandescent and they are less expensive in the long run.

Gutters for the new storage units are to be done next week. Damaged gutters and downspouts on building 6 are to be replaced at the same time.

Dave had the front roof on his unit replaced and the roofs on the front of Roger Davis' and Gwilliams units are scheduled to be done as well as replacing the front sky light on Davis' unit.

Calvin French has been requested to provide an estimate to replace the electrical service to A Dock. It appears a larger capacity breaker box will be needed. We would like to have input from Tom Richmond and Jeff Wehrung. Also, a price to have 220 volt hook ups for our septic pumps rather than hot wiring them in from the respective electrical boxes.

Punch List Items: These have all been cleared.

Screens: Covered previously in this report.

Homeowner Issues: Dot Rogers thanked Dave for having the light between buildings 23 and 24 repaired.

On-going Priority Issues:

Outside Lights: Most of these are now working, but new globes are needed for some that have been damaged. Search continues for globes to match our current ones.

Display case: Dave will remove it and take it to have the plexiglas in the doors replaced.

Sunset Drive Sign: Chip will have one made to replace the missing one.

Dam at Entrance to Dockside Drive: Dave said this had been removed.

An owner in building 24 has complained about a cable hanging from the second floor of their unit. Dave investigated and said this is a TV cable. Accordingly, this is something the unit owner should address with Cox Cable.

Dave has turned on the water on A dock with no problems, however there are 4 leaks on D dock. Some will require replacement handles on the faucets.

On-going Business:

New Storage Unit Update: Susan expects to receive the plat from the surveyor next week and will get this to our attorney so work can proceed with the deeds.

Committee reports:

Long Range Planning – nothing new to report

Community Watch: John Lawson has spoken with the Sheriff's Department and is working on a time and place to have a meeting.

Welcome Committee: Chip plans to have a meeting within the next two weeks.

Building and Grounds: Dave will try to get at least 6 members together to meet next Sunday.

Board Went Into Closed Session at 8:25 P.M.

Issues discussed were outstanding issues on the new storage buildings and outstanding debts.

Meeting was adjourned at 9:15 P.M.

Respectfully submitted – Chip Tribble