

Dockside Homeowners Association
Minutes of the Board of Directors Meeting
Thursday May 19, 2011
VIMS

Board Members Present: Joe Siemiatkowski, Barbara Reger, Paul Schaefer, George Payne

Other Attendees: Gina Combs, Managing Agent

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

The meeting was called to order at 7:00 P.M. by **Mr. Siemiatkowski**.

Homeowner Forum entered at 7:00PM and concluded at 7:33 PM. Three homeowners present.

Call to Order Business Portion

Motion was duly made, seconded and unanimously carried to accept the agenda with the addition of Board Member Openings added to the existing item, Board Re-organization.

Motion was duly made, seconded and unanimously carried to approve the April 21, 2011 Board minutes.

Reports

President: No Report

Treasurer: **Motion was duly made, seconded and unanimously carried to approve the Statement of Operations for March and April 2011.**

Manager Report: Written report submitted and approved

Grounds: Mr. Dryden submitted a verbal report. Mr. Dryden provided proposals for tree removals and shrubs. Provided report for the diseased trees. Mr. Dryden was advised of the number of holes behind Building 4 that need immediate attention. He advised they would be addressed on Friday.

Maintenance Committee: No Report

Recreation Committee: Mr. Mason recommended the board look into having the social committee revitalized for the upcoming summer seasons.

Dock Working Group: Waiting on bid for labor cost to supplement the shortfall of volunteers.

Old Business

Erosion Issues-Building 4: Contract has been forwarded the approved contract. Plan for repairs is late June, early July weather permitting.

B Dock Pump Station: Zoning variance permit submitted to the County; County did not make a decision at their May meeting; need to mark area and have Miss Utility mark the area.

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

Revision of Governing Documents:

Maintenance Work: Management to provide itemized list of the caulking to Mr. Siemiatkowski. He will revise the specifications to bid out to contractors for remaining buildings.

Speed Bumps: They are in and working well. The previous installed speed bump has been relocated per the Board's request.

Flood Map Zones: Contractor is actively working on certificates; Management has received 11 to date. Once all have been received, will provide to the Board and recommend posting to Smartstreet website for easy accessibility to owners.

2011 Annual Plan: No updates at this time.

Yard Sale: No Report at this time

2011 Pool Repairs: Pool Repairs were made. Board to review the final repair to the filter in executive session.

New Business

Architectural Changes: Request was submitted, however it is not an actual modification, more of a landscaping request. The owner will be forwarded a response to their request by management.

Board Re-organization/New Board Members: Board will discuss reorganization in executive session.

Motion was duly made, seconded and unanimously carried to enter Executive Session at 8:21 P.M. to review alleged violations, delinquencies, re-organization of Board, and review pending contracts.

Motion was duly made, seconded and unanimously carried to exit Executive Session at 8:42P.M.

Motion was duly made, seconded and unanimously carried to approve Case 2011-1 to waive accumulated late fees accumulated with transition of Financials from prior accounting management.

Motion was duly made, seconded and unanimously carried to approve Douglas Aquatics to make the needed repairs to the pool filter.

Motion was duly made, seconded and unanimously carried to approve the dead Leland between building 5 and 6 in the amount of \$300. Replacement of tree to be planted in the fall.

Motion was duly made, seconded and unanimously carried to adjourn the meeting at 9:00P.M.

Submitted by:

Gina Combs, CMCA, AMS
Association Manager