

DOCKSIDE CONDOMINIUM ASSOCIATION BOARD

P.O. Box 1000

Hayes, VA 23072

November 15, 2007

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

Owner's Comments:

Pete Clayton had a nail go through one of his air condition lines related to the siding project and has not been reimbursed for the cost of repairs. He submitted a bill from White and Yeates for the repair which he paid. He will fax a copy of the bill to Mrs. Berger for reimbursement. He also mentioned that the ridge vent over his unit was clogged by paint which he attempted to remove.

Jeff Wehrung said that when the roof on the rear slope of his unit was replaced as a result of tropical storm Ernesto, his dryer vent was not run through the roof and has resulted in mildew in his attic. He had had an attic fan installed during the siding project and it was removed and not replaced when the rear slope of his was replaced.

Agenda:

This was presented by Mrs. Berger and adopted.

Secretary's Report:

Was approved as corrected.

Treasurer's Report:

Was approved as presented. It was noticed for the second month the water usage in Building 12 is up significantly. Mrs. Berger has written to the owners of each unit in Building 12 concerning this and requested they check for plumbing leaks.

Managing Agent:

Mrs. Berger has done the following:

- 1- Assigned work order to Doc's Home Maintenance to repair leak at 7887 Dockside Dr.
- 2- Assigned Doc's Home Maintenance to paint in Bollinger unit, but skylight is leaking again and they are working on this.
- 3- Performed inspections and sent reminders to multiple homeowners.
- 4- Prepared mailing to boat slip owners regarding dock rules and regulations and requested copy of insurance policy of owners leaving their boats in respective slips.
- 5- Fielded unit owner questions about house numbering.

- 6- Assigned work to repair broken finger pier on Dock A to My Three Sons Company.
- 7- Received estimate from 2 landscape contractors for various projects.
- 8- Received and reviewed insurance policy renewal from Allstate with recommendations to label depths of swimming pool, install lock on pool gate (both of which had been done), and remind owners to check the function of smoke alarms in each unit. The increase in premium is \$247.00, significantly less than prior annual increases.

A letter is being sent out regarding the smoke alarms by Mrs. Berger.

Termite Report:

This month's report shows the number of hits on all buildings except Bldg 9 have decreased, with Bldg 9 remaining in the low 20s. Our current termite contracts have been reviewed and found to be lacking. Current contractors seem to be generally unresponsive unless we can show them actual termites in the bait traps we are using. A decision was made to change our termite contracts to Dodson Termite Co. based on proposals obtained by Mrs. Berger. Quotes were received from Eplings, and Aggressive in addition to Dodson. The quotes from Eplings and Aggressive each quoted on a 10 year basis with a new start up fee in the 11th year. Dodson's initial fee is for a lifetime renewal while those from the other two contractors had a high initial start up fee and remained constant for 10 years and then required a new start up fee in the 11th year which would most likely be equal or greater than the initial fee. Dodson's annual fee was higher than that of Aggressive, (this is a start up company and their stability is a concern) but significantly less than Eplings. Overall, the Dodson contract gives us better protection for a lesser amount in the long run.

Grounds Report:

Jeff Wehrung advised he wished to exercise the renewal feature of Classic Lawn Care's existing contract with DCOA. This was taken under advisement. He also requested permission to put out a slow release fertilizer which will work during the winter months and this was granted.

Mrs. Berger had requested estimates from two landscape companies to prune a number of trees, replace a number of trees that have been lost due to the drought, move the entrance sign that is now being encroached upon by junipers, and make a new planting bed around the sign. Previously Jeff had estimated the cost to replace the trees would be around \$200.00 each. Prices to replace the trees ranged from \$185.00 to 215.00 with one estimate just listing the work and providing a lump sum figure of \$2514.00 which appears excessive. Both estimates were in excess of what had been estimated by Jeff for pruning the trees and replanting the dead trees. It had been decided that the sign and plant bed could be done with in house labor.

Jeff, Dave Winstead and Mrs. Berger will check and see exactly how many trees need to be replaced.

Recreation Committee:

President Lawson said the Halloween Party and chili cook off was well attended.

Old Business:

Storage Unit Report: Mrs. Berger said the Crawfords, one of the owners of the storage buildings she had written, had contacted her and assured her the documents would be signed before the end on November. There has still been no response from Basta/Haywood.

Water Usage – Bldg 12:

There has been no response from any unit owners to Mrs. Berger's letter of October 19 regarding the increase in water usage.

Septic Offer: Mrs. Berger indicated she had spoken with Libby Norris of the Chesapeake Bay Foundation regarding the outstanding grant offers. She was advised that this would be decided in the next week. If DCOA is approved, there is a possibility it will be for specific units and not DCOA as a whole.

Owner Request: The Tribbles had requested permission to build a lattice enclosure next to Bldg. 8 to hide the trash cans beside the building. This will be like the enclosure built last year to enclose the propane tanks on the same side of Bldg 8. Permission was granted to proceed with this project.

The Board went into closed session at 8:05 PM.

Issues were discussed were roof exhaust fans, house numbering, the annual meeting, and a letter to unit owners of buildings 6, 7, 8, 9 and 12 regarding whether dryer vents were properly extended through the roofs when the rear slopes were re-roofed following tropical storm Ernesto.

Meeting was adjourned at 9:30 PM.