

**Dockside Homeowners Association**  
**Minutes of the Board of Directors Meeting**  
Thursday September 17, 2009  
VIMS-Classroom C

Present were:

Joe Siemiatkowski, President  
Tom Richmond, Vice President  
Lisa Evans, Secretary  
Paul Schaefer, Treasurer

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 forum closed at 7:34pm

The meeting was called to order at 7:34 P.M. by Joe Siemiatkowski, President.

**Call to Order Business Portion**

**Motion was duly made, seconded and unanimously carried to accept the agenda with the addition of skylights.**

**Motion was duly made, seconded and unanimously carried to approve the August 20, 2009 minutes as written.**

**Old Business**

Erosion- Move to Executive Session to review the pending bids for Building 4.

**New Business**

**Motion was duly made, seconded and unanimously carried to approve the installation of a jet dock in slip A7.**

**Motion was duly made, seconded and unanimously carried to approve the installation of a jet dock drive-on boat lift in A6.**

French Drains- Building 9 would like French drains added to the rear of their property, (this is an Association expense) discovered during the walk around.  
Move discussion to Executive Session.

Asphalt Repair Proposals- Move to Executive Session to review the pending bids for Asphalt

- List of patches that need to be completed 101, 102, flag pole, 401, 402, 405, 1204, 1602, and tennis courts. List collected by Charles Nordon, Jess Brown, and Tom Richmond, with a combined square footage of 451.
- Melanie Paynes unit may be another water leak, has another hole forming about 3 feet away from patchwork. Maintenance Committee to do a quick fix before asphalt contract due to liabilities that may result.

**Motion was duly made, seconded and unanimously carried to approve the Maintenance Committee to look into divet occurring by Melanie Paynes unit.**

### **Reports:**

#### **President Report-**

- There have been about 20 roofs repaired since the new manager Gina Combs from CBM took over as manager.
- Electrical issue at the docks has been determined that there is a continuous draw of 30 amps on D dock.
- Light sensor added to Building 9
- Walkthrough with CBM and documented the front and back of each unit.
- Held meeting with CBM to review bids for the roofs.
- Have 2 different roof contractors currently which is how all of the roofs have been able to be repaired in very short notice and time.
- Old outlets on B dock have been deactivated.
- Looking for pool scrub volunteers

#### **Treasurer Report**

Funding is on track as planned from annual meeting.

- 30,000 out of reserve funding for the roof repairs from this year.

**Motion was duly made, seconded and unanimously carried to accept the Treasurer's Report.**

**Managing Report:** A written report was submitted.

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

**Grounds Report-** A verbal report was given.

- Cable at 905/906 is on Cox repair list.
- Building 7 trees not completely dead, recommend topping of the trees and removing dead branches. Chesapeake Bay Act must be involved, handed bid to Gina.
- Brush at building 2 was removed.
- All work in progress is about 80% done due to weather. Still investigating the Leland cypress.

#### **Maintenance Committee-**

- Graffiti has been cleaned/painted.

- Rest of fence repaired and or replaced fence boards.
- Board to review Hurricane preparedness, will be giving flash drive to Lisa to look over.
- Will be getting quote for a chipper to present to the Board.
- Homeowners would likemore of the bushes cut. Bob to get list to Gina who will pass it to the landscaper.
- Maintenance Committee to trim rest of trees as tennis courts. Those to be chipped as well when completed the chipper quote will come to the Board.
- Test drive pump. State decided that Dockside was a Marina, which would need a pump out station B dock.
- Tom to follow up with Jim Sias to see where we are at with the organization that was looking into splitting cost of pump out station.
- Need to contact Sara to see when she wants pool closed. Need pump back from homeowner.
- Brett Evans to join the Maintenance Committee
- Jetski afloat need identifying numbers
- Jess tested generator needs propane

**Recreation Committee-**

- Labor Day Event went very well. Thank you everyone who participated.
- In need of volunteers, please contact Lisa Evans

**Dock Working Group-**

- D dock high electric bill, found to be lights plugged in to Dockside power, have spoken with homeowners to correct the problem.

**Motion was duly made, seconded and unanimously carried to enter Executive Session at 8:40P.M.**

The meeting resumed following Executive Session at 9:43 P.M.

**Motion was duly made, seconded and unanimously carried to repair the flashing on 1880 Dockside Drive skylight due to it being of original construction.**

**Motion was duly made, seconded and unanimously carried to add agenda onto website and list as a 'draft'**

Lisa to research and determine all boats via land on DCOA Property are property of DCOA resident

**Motion was duly made, seconded and unanimously carried to hire Bob Miller starting October 1, 2009 as Maintenance Assistant.**

**Motion was duly made, seconded and unanimously carried to approve up to \$1000.00 to replace the four valve manifold on the filter at the pool.**

**Motion was duly made, seconded and unanimously carried to have CBM get quotes and hire erosion engineer.**

**Motion was duly made, seconded and unanimously carried to approve parking lot maintenance for paving.**

Directed CBM to get two more bids to look at the tree behind Building 7.

**Motion was duly made, seconded and unanimously carried to adjourn the meeting at 9:57 P.M.**

Submitted by:

Jennifer Williams  
Assistant Association Manager

#### HOMEOWNER ATTENDEE ROSTER

George Payne  
Jeff Wehrung  
Frank Witeck  
Harry Haywood  
Jack Coogan  
Jess Brown  
Bernie Geddings  
Bill Mason  
Eleanor Mason  
Michael Sterling  
Dawn Fleming  
Bob Miller