

**Dockside Homeowners Association**  
**Minutes of the Board of Directors Meeting**  
Thursday September 16, 2010  
VIMS-Classroom C

Present were:

Lisa Evans, President  
Joe Siemiatkowski, Vice President  
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 forum closed at 7:10pm

The meeting was called to order at 7:10 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 storm drain cleaning, hurricane preparedness, management bids, pool maintenance, dock maintenance, roof reserves under New Business.**

**Motion was duly made, seconded and unanimously carried to approve the August 19, 2010 minutes as written.**

**Reports:**

**President Report-**

- Pool still open, weather getting cooler
- 2 emergency issues
  - o Sewer line backup
  - o Water line broke

**Treasurer Report**

- Letters to be signed for closing of accounts

**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.

- Sprayed shrubs, spot sprayed weeds
- Planning on aerating and seeding on the 29<sup>th</sup> weather permitting
- Driveways need sprayed
- Sewer cover will be replaced
- Tree behind unit is dead
- Some areas should be homeowner maintained, will be looking into further.
- Bagworms between building 6 & 7 will be treated
- Leland at entrance needs trimmed up
- Trimming of azaleas and boxwoods

**Maintenance Committee Report-**

- Couples of lights need attention around building 16 and by 3 & 4.

**Recreation Committee-**

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

**Dock Working Group-**

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

### Old Business

Erosion-

- No further updates to report
- Letter to be sent to Engineer selected

Dock Pump Station-

- Waiting on bids

Tennis Court Tree Pruning-

- Tabled

Revision of Governing Documents-

- Draft was submitted, needs to be looked over
- Have some Plat issues at courthouse

Proposal for Maintenance-

- Proposal for seams on hardy plank
- 2<sup>nd</sup> letter to be sent to manufacturer, and registered agent of manufacturer.

### New Business

#### Proposal-Tree removal-

- Moved to Executive Session.

#### 2010 Pool Closing-

- Tabled

#### Sewer Back Ups/Drain Fields-

- 2 holes in ground
- Distribution box needs to be replaced, roughly costs \$1,000
- Scheduling maintenance
- Need to get back on maintenance schedule
- About 5 years until Dockside gets sewer lines

#### Gutter Cleaning-

- Estimate is needed to clean out gutter on the buildings and install gutter guards

#### Storm Drain Cleaning-

- Possibly the Fire Company will be able to assist
- Need to get estimates

#### Hurricane Preparedness-

- Board received sheet needs to be reviewed.

#### Dock Maintenance-

- Docks in need of TLC
- Need to look into dock standards
- Pilings are great
- Fasteners need to be replaced in many areas
- Team effort
- Looking to start on B Dock and evaluate
- Will have plan by the spring (George/Joe)

**Motion was duly made, seconded and unanimously carried for ANY repair or replacement of any roof will be paid from the replacement reserves.**

#### Management Bids-

- Board will be handling bids on Management Companies

**Motion was duly made, seconded and unanimously carried to enter Executive Session at 8:06P.M.**

The meeting resumed following Executive Session at 8:57 P.M.

**Motion was duly made, seconded and unanimously carried to accept Arnies bid of \$5,000 for the hardy plank repair.**

**Motion was duly made, seconded and unanimously carried to accept \$300 to replace the Leland in the driveway**

**Motion was duly made, seconded and unanimously carried to have the 2011 Calendar year additional electrical use regularly utilizing at the docks will be assessed \$120 year/ or \$10 per month extra along with the slip fee.**

Letter to case # 2010916

Flyer to homeowners regarding the recent thefts.

**Motion was duly made, seconded and unanimously carried to adjourn the meeting at 9:15 P.M.**

Submitted by:

Jennifer Williams  
Assistant Association Manager

#### HOMEOWNER ATTENDEE ROSTER

James Dryden- James River Grounds  
Frank Witeck  
Bob Warren