

**Pines Point Marina, a Condominium
Board of Director's Minutes
Meeting November 11, 2016**

ATTENDANCE:

Board Members Present: Bob Hillegass, President; Jack Martin, Vice-President/Secretary; Ron Wanner, Treasurer; Anna Vitak, Dan Cheng, Chuck Kelly and Linda Dearing.

Others Present: George Maynard, Manager

CALL TO ORDER:

A quorum being present, Bob Hillegass called the meeting to order at 6:00 p.m.

Approval of the Agenda: The Board approved the agenda.

Approval of the Minutes: The Board approved the minutes from the September 24, 2016 Board Meeting with the agreement that the incorrect date of September 25 would be corrected.

Treasurer's Report: The Treasurer's report was reviewed and accepted by the Board.

Management Report: The monthly Manager's reports for September, October and November were distributed via email to the Board for their review and comments.

George Maynard on the status of his open action items as follows:

- **Status of the Accounts Receivable and Lien Pending Programs:** Accounts receivables are in good condition with the exception of slip A31. Our attorney is taking the required legal action.
- **Status of the Marina Dry Fire Standpipe System Repairs/Certification Program:** Bids are being solicited to replace the aging and costly to maintain system. The new system will meet the current code requirements. This will be reviewed at the Owner's Meeting.
- **Status of Bids to Replace the Roofs on Both Buildings:** Bids are being solicited to replace the aging roofs. This issue will be reviewed at the Owner's Meeting.
- **Status of the Owner's Insurance and Registration Program:** A few noncompliance fines were issued to achieve compliance. All owners, with the exception of one, have complied.
- **Status of the Replacement of Defective Balcony Railings:** Jim Short, owner of the balcony, is in the final phase of installing a new vinyl railing system.

Public Comments: None

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OLD BUSINESS:

Election of Board Members: As published in our Owner's Meeting cover letter:

"This year three Director's terms are expiring. Our request for owners to run for the Board of Directors has been unsuccessful. The three current Board members, whose terms will expire, have each agreed to serve for an additional three year term. The ballot process was closed on October 12, 2016. Therefore, there is no need to publish ballots. The three incumbents will be declared the winners by proclamation at the Owner's Meeting."

Greenheart Pilings Program: The below information will be shared with the owners at tomorrow's meeting. For 2017 we have budgeted approximately \$12,000 to repair 22 of the split greenheart pilings. The process includes using ratchet straps to reduce the size of the cracks, injecting a primer into the cracks, and then injecting epoxy to fill the cracks. Stainless steel retention bands will then be installed to preclude future separation of the cracked areas, along with piling caps. The estimated cost to repair a piling is \$545 versus the cost of \$4,200 to replace a greenheart piling.

Water Taxi/Commercial Ventures: The below information will be shared with the owners at tomorrow's meeting. This past spring two vendors requested permission to operate their water taxi services within our private marina. After serious deliberation and review by the Board of Directors, a vote was held on May 16, 2016. The Board's decision was to not allow any type of water taxi service to operate within Pines Point Marina. The two vendors were notified of our decision. The Board's decision was precipitated primarily out of concerns of liability and safety issues and because the marina, parking lot, etc. is for the exclusive use of our slip owners and their guests only. As a side note, similar requests were received and turned down by OPA.

NEW BUSINESS:

Parking Lot Maintenance Program: Funds amounting to \$10,000 have been allocated for our parking lot maintenance program. This includes replacing some of the missing gravel, river rock and the warped boards around the bushes and perimeter of the parking lot. Over the past few years this area has not received a lot of maintenance attention. Chuck Kelly will provide more details on this subject at our Owner's Meeting.

Review Owner's Meeting Agenda: The agenda was reviewed and approved by the Board.

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FUTURE MEETINGS:

2017 BOD Meetings Schedule: Pending OPA's confirmation, the following dates have been approved by the Board: 3/4/17 and 6/10/17 at 10:00 am then on 9/09/17 at 9:00 am and our last meeting on 11/10/17 at 6:00 pm. All meetings will be held at the OPA community center. Owners are invited to attend; meeting notices will be posted on our website.

2017 Annual Owner's Meeting: Pending OPA's confirmation, the Annual Owner's meeting is scheduled for November 11, 2017 at the Ocean Pines Community Center. Registration begins at 9:15 a.m. The meeting starts at 10:00 a.m. Please mark your calendar and plan to attend.

Adjournment: The meeting was adjourned at 6:45 p.m.