

**Pines Point Marina, a Condominium
Board of Director's Minutes
Meeting September 24, 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 and George Vitak slip D14.

CALL TO ORDER:

A quorum being present, Bob Hillegass called the meeting to order at 9:00 a.m.

Approval of the Agenda: The Board approved the agenda.

Approval of the Minutes: The Board approved the minutes from the June 11, 2016 Board Meeting.

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

Management Report: The monthly Manager's reports for July, August and September 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 in the process of filing a lien.
- **Status of the Marina Dry Fire Standpipe System Repairs/Certification Program:** Temporary repairs have been made and the system has been certified. We are in the process of evaluating the replacement of the system to conform to the new code requirements.
- **Status of the Owner's Insurance and Registration Program:** Some noncompliance fines were issued to achieve compliance. All owners with the exception of one slip owner, have complied.
- **Status of the Replacement of Defective Balcony Railings:** George reviewed the issue with Jim Short, owner of the balcony. Jim agreed to have the necessary repairs made. George will follow up with Jim to determine the completion date.

Public Comments:

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OLD BUSINESS:

Annual Summer Party: The party was very successful, the food was delicious and the weather finally cooperated for this year's event. We had over 100 people in attendance.

Annual Flounder Tournament: The tournament was a great success and enjoyed by all those who attended. The event was sponsored by the Ocean Pines Chamber of Commerce. They had over 300 boats registered to fish. The Board unanimously approved the usage of our facility for their event next year, subject to the same terms and conditions.

Terms of Board Members: The terms of three Board Members will expire this year. They agreed to run for reelection. However, the Board is requesting anyone with an interest in having their name placed on the ballot for the November 2016 election, to please contact our manager, George Maynard prior to October 12, 2016. Contact information: phone 443-859-5544 or email him at manager@pinespointmarina.org

Greenheart Pilings Program: Ratchet straps have been installed on 22 of the pilings that contain the worst splits. This spring we will determine if they are compressed enough and ready to be sealed with epoxy.

NEW BUSINESS:

Finalize 2017 Operating Budget: The 2017 operating budget was reviewed and finalized by the Board. The 2017 average unit assessment cost is approximately \$789.00. The details of the expense budget and the increase over last year's assessment will be reviewed at the owner's meeting.

Collections Policy for Fines and Late Charges: A few owners have not paid their late fee interest charges and/or some non-compliance fines and other service charges that were issued in accordance with our Bylaws and Rules and Regulations. The Board notified those owners with a special letter and, with one exception, all owners have paid. In view of the low dollar amount, the Board will delay taking legal action because it would cost the owner an additional \$116. In the future we will continue to add the past due interest charges as appropriate. However, when the past due amount exceeds \$100, and the owner has been notified, the account will be turned over to our attorney for appropriate legal action.

Water Taxi/Commercial Ventures: Two operators of a water taxi service have contacted us for permission to use our marina to pick up and discharge passengers. While the concept was worthy of review and consideration, the Board voted no for several reasons. It is a violation of our bylaws and carries a liability risk that was not disclosed to our insurance carrier when we renewed our insurance policy. The details will be reviewed at the owner's meeting.

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Marina Housekeeping Questions: Over time, some of you have brought to our attention several housekeeping issues in the slips and around the common areas. For both safety reasons and to maintain a neat and clean marina, the Board will focus on the enforcement our bylaws. This issue will be reviewed at our owner's meeting.

Policy Regarding Replacing/Retightening Lines: We walk the marina daily and tighten loose lines on a daily basis. However, we continue to find undersize and badly worn lines. Over Labor Day we incurred some substantial labor costs retightening loose and worn lines. Of the 170 boats in the marina, 42 boats required retightening of the lines one or more times. A few boats broke lines and those owners were billed for the cost of the lines and the installation. Most of these costs, which are shared by all owners, can be avoided if everyone cooperates by making sure that every time you dock your boat the lines are in good condition and tightened in preparation for a storm. Many storms are unpredictable; always be prepared.

Agenda for the Owner's Meeting: The draft agenda was reviewed and suggested topics to be included for discussion at the owner's meeting will be included. We have tentative plans to have a guest speaker from the Ocean City Power Squadron.

FUTURE MEETINGS:

2016 BOD Meetings Schedule: The final 2016 Board meeting is scheduled for November 11 at 6:00 p.m. All board meetings will be held at the Ocean Pines Community Center. Owners are invited to attend; meeting notices will be posted on our website.

2016 Annual Owner's Meeting: The Annual Owner's meeting is scheduled for November 12, 2016 at the Ocean Pines Community Center. Registration begins at 9:15 a.m. The meeting starts at 10:00 a.m. Please mark your calendars and plan to attend.

Adjournment: The meeting was adjourned at 12:20 pm.