

**Pines Point Marina, a Condominium
Board of Director's Minutes
Meeting March 4, 2017**

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, George Vitak D14, Daniel Butz A29 and Dr. Roman Jesien, Science Coordinator for the Maryland Coastal Bays Program.

CALL TO ORDER:

A quorum being present, Bob Hillegass called the meeting to order at 10:00 a.m.

Approval of the Agenda: The Board approved the agenda.

Approval of the Minutes: The Board approved the minutes from the November 11, 2016 Board Meeting and the November 19, 2016 Organizational Meeting.

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

Management Report: The monthly Manager's reports for December, January and February were emailed 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:** As of 2/28/17, 87% of HOA fees have been paid amounting to \$143,980. Receivables are about the same as last year. The past due owners will be mailed statements with interest charges. We have placed a lien on A31 and hired a process server to deliver the Small Claims Court Notification. We received notice that the County will sell slip A31 in April for past due taxes. Our attorney is taking the required legal action.
- **Status of the Marina Dry Fire Standpipe System Repairs/Certification Program:** Bids were solicited to replace the aging system. The bid received may exceed \$60,000. The BOD determined it is more cost effective to maintain the old system as long as it passes inspection, as opposed replacing it with a new system.
- **Start Date to Replace the Roofs on Both Buildings:** Scheduled for March 14, 2017.
- **Status of the Replacement of Defective Balcony Railings:** The unit owner has completed installing the new vinyl railing system.
- **Start Date to Paint the Marina:** Scheduled for March 27, 2017.
- **Date to Turn on the Marina Water:** Scheduled for April 3, 2017.

Public Comments: None

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OLD BUSINESS:

Review Water Taxi Question/Concerns: As background information, in spring 2016 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. This was reviewed at the November 12, 2016 Owner's Meeting. During the Public Comments several owners expressed their support for the decision. However, one owner requested the Board reconsider that decision. We subsequently received a similar request from another owner. The Board reevaluated that decision with an open Board discussion of the risks and opportunities of opening our marina for public usage. The Board then reconfirmed our previous decision not to allow water taxi service to operate within Pines Point Marina by a vote of six to one. Anna Vitak suggested that she research if there is a way to provide a taxi service for slip owners only and will report back to the board on her findings at a later date. Additionally, information regarding our decision will be published in our Spring Newsletter and reviewed at the 2017 Owner's Meeting.

Greenheart Pilings Program: We are waiting until later this month to determine if the splits in the greenheart pilings can be compressed to a greater degree. If that is possible, we will delay repairing them and reevaluate their status this fall. The details of the repair process are contained in the minutes of our November 17, 2016 BOD Meeting.

Parking Lot Project Bids: Three bids were received and reviewed. Prices ranged from \$35,000 to \$17,560. The Board requested we obtain drawings from the vendors showing the proposed work to be performed and verify that the price offered in the bids is their lowest possible price. When the information is received it will be distributed to the BOD and reviewed via a conference call. The goal is to get the project completed as soon as possible.

Parking Lot Usage: George Maynard requested that the Board consider installing posts and chains to close off the two rear sections of the parking lot during low usage periods. The Board reviewed his suggestions and decided his request was not in the best interest of the owners.

NEW BUSINESS:

Environmental programs: Dr. Roman Jesien, Science Coordinator for the Maryland Coastal Bays Program reviewed methods to help monitor the condition of our bay waters and the significant benefits that oysters contribute in helping to clean the bay waters. The Maryland Department of Natural Resources, in conjunction with the Oyster Recovery Program, provides and installs cages with baby oysters in protected areas each fall. The program started in 2008 and has proven to be very successful.

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Our marina, along the back edge of D dock, provides an excellent shelter for the cages. There is no cost to PPM to support this environmental program.

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The following motion was made. To allow the Maryland Department of Natural Resources to install up to five cages along the back edge of D dock when the 2017 program starts this fall. The motion was unanimously approved. For more information on this program check the below web site:
<http://dnr.maryland.gov/fisheries/pages/MGO/index.aspx>

Retirement of the Breakwater Loan: The loan was paid in full in December 2016. PKS has cleared this debt from our Balance Sheet as part of the 2016 audit.

Status of the PKS 2016 Audit: The draft copy of the favorable Audit Report has been reviewed by the Board. The two minor concerns were noted. The audit will be closed as soon as we receive a revised page to the Financial Statements noting that the note payable to M&T Bank was paid in full on December 27, 2016.

Renewal of Marina Insurance Policy: We have contacted our agent and requested that he obtains as many bids as possible from those insurance carriers who are willing to underwrite marine insurance in the Ocean City Bay Area.

FUTURE MEETINGS:

2017 BOD Meetings Schedule: The following meeting dates have been approved by the Board: 6/10/17 at 10:00 am and our Budget Meeting on 9/9/17 at 9:00 am. Our last 2017 meeting is 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: 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 11:35 a.m.