

**Pines Point Marina, a Condominium
Board of Director's Minutes
Meeting September 9, 2017**

ATTENDANCE:

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

Others Present: George Maynard, Manager and John Reese, owner of Slip B4.

CALL TO ORDER:

A quorum being present, Bob Hillegass called the meeting to order at 9:05 a.m.

Approval of the Agenda: The Board approved the agenda.

Approval of the Minutes: The Board approved the June 10, 2017 meeting minutes.

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

Management Report: The monthly Manager's reports for June, July and August were emailed to the Board for their review and comments.

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

- **Status of the Accounts Receivable and Lien Pending Programs:** Thanks to George, receivables are in excellent condition. All 2017 assessments have been paid. The exception is A31 on which we have a lien. They owe approximately \$2,000 including legal fees. Their slip was sold at auction for \$5,000 for nonpayment of taxes. We believe we can recover the funds. The Court will render their decision in six months.
- **Status of the Marina Dry Fire Standpipe System Repairs/Certification Program:** The repair work was completed. The Worcester County Fire Marshall inspection will not be required until 2020, five years from the date of the last inspection. Our insurance carrier has been advised of the next scheduled date.
- **Number of Boats in the Marina:** 152 as of August 31, 2017.
- **Number of Boats Properly Registered:** 147 as of August 31, 2017.
- **Winterize Marina:** Scheduled for the week of November 6, 2017. This includes shutting off the water at the docks and piers.

PUBLIC COMMENTS: John Reese was introduced to the Board as one of three candidates who applied for a Board position.

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OLD BUSINESS:

Greenheart Pilings Program: The 20 stainless steel retention bands have been ordered and will be installed by our marine contractor in November, during the annual marina maintenance inspection program. The Coastal Marine contractor has been authorized to begin repairing the 20 piling. They will schedule the repairs for early next spring.

Parking Lot Project: Last week Sposato completed the work on open issues for this project. For 2018, we requested a price quote to install and spread additional stones in those areas requiring coverage. Additionally, the Board requested that we obtain a price quote to compress the stones to prevent them from spreading.

Replacement of the Sign at the Rear of Building One: The replacement sign, approved by the Board at the June meeting, was ordered and installed last week.

NEW BUSINESS:

Reviewed and Finalized the 2018 Operating Budget: The 2018 operating budget was reviewed and finalized by the Board. The average 2018 unit assessment cost is approximately \$793 versus \$789 in 2017. The budget details will be reviewed at the November Owner's Meeting.

Suggestions for the Owner's Meeting Agenda: The draft copy of the Owner's Meeting cover letter was reviewed. Some major agenda items include: Making a minor change to a bylaw to achieve consistency with our rules and regulations, the marina maintenance program, the program to repair 20 of our greenheart pilings and the election of a board member to fill the term expiring at the November Owner's Meeting.

Establish the 2018 Meeting Dates: The following dates will be submitted to the OPA for their approval to use their meeting rooms on the following dates: Requested BOD meeting dates are 3/3/18, 6/9/18, 9/8/18 and 11/9/18. The 2018 Owner's Meeting is requested for 11/10/18.

FUTURE MEETINGS:

2017 BOD Meetings Schedule: The last meeting for 2017 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 11:05 a.m.