

## **ATTENDANCE:**

**Board Members Present:** Bob Hillegass, President; Jack Martin, Vice-President/Secretary; Ron Wanner, Treasurer; 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 6:05 p.m.

**Approval of the Agenda:** The Board approved the agenda.

**Approval of the Minutes:** The Board approved the September 9, 2017 meeting minutes.

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

**Management Report:** The monthly Manager's report for October was emailed to the Board for their review and comments.

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

- **Status of the Accounts Receivable and Lien Pending Programs:** All 2017 assessments have been paid with the exception is A31 on which we have a lien. They owe approximately \$2,000 including legal fees. Their slip was sold at a tax sale on May 19, 2017 for \$5,000. On November 19, 2017 our Attorney will file a Petition with the Circuit Court requesting the payment of our lien from the profits of the sale.
- **Number of Boats in the Marina:** We had 63 boats in the marina as of November 6, 2017.
- **Winterize Marina:** The marina was winterized on November 6, 2017.
- **Bayside Fire Inspection:** On November 6, the inspection of our fire alarm and sprinkler systems for both buildings was conducted. We are in full compliance, the certification will be issued.
- **Boat Sank:** On 11/6/17 a boat sank at slip C42. The sump pump failed. The boat was safely removed from the marina that evening. No environmental issues were created.

**PUBLIC COMMENTS:** None

**Pines Point Marina, a Condominium  
Board of Director's Minutes  
Meeting November 10, 2017**

**OLD BUSINESS:**

**Greenheart Pilings Program:** On 10/13/17 the 20 permanent stainless steel retention bands were installed on the pilings to be repaired. On 10/2/17 our letter authorizing repair of the pilings was emailed to Scott Hewitt, President, Coastal Marine Sciences Inc. The repairs will be scheduled as soon as weather conditions permit in early spring 2018. We need to provide the vendor with the approximate number of gallons of Epoxy primer and Epoxy sealant that will be required for this project.

**NEW BUSINESS:**

**2018 Management Agreement:** The 2018 renewal agreement was signed in October 2017 by George Maynard and Bob Hillegass. To validate the agreement George must provide a copy of his liability insurance policy for the period of January 1 through December 31, 2018 in the amount of \$1,000,000, naming PPM as and additional insured, to be delivered to the President of the Board on or before 12/31/17.

**Contingency Fund Account:** The Board agreed that all funds borrowed from this account to cover the revenue shortfalls this year, or in any subsequent years, will be returned to Contingency Fund Account from the general checking account. This transfer will occur in January each year, as soon as sufficient funds are received from that year's annual assessments. It was also agreed that we do not increase the Contingency Fund Account beyond \$25K to avoid any potential IRS not for profit tax problems.

**2017 Owner's Meeting Agenda:** The agenda was reviewed and approved by the Board.

**FUTURE MEETINGS:**

**2018 Annual Owner's Meeting:** The meeting is tentatively scheduled for 11/10/18. This date is subject to receiving final approval from the Ocean Pines Association of our application to use the meeting room. This meeting will be held at the OPA community center.

**2018 BOD Meeting:** The BOD meeting are tentatively scheduled as follows: \*3/3/18 or \*3/24/18, 6/9/18, 9/8/18 and 11/9/18. All meetings will be held at the OPA community center. Owners are invited to attend; meeting notices will be posted on our website.

*(\*Note: 3/3/18 is the default date if we are unable to obtain a meeting room for the 3/24/18 date.)*

**ADJOURNMENT:**

The meeting was adjourned at 7:15 p.m.