

SHEARWATER CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MARCH 16, 2009

- PRESENT:** Jay Harrison, President/Website Coordinator
Harvey Paskin, Treasurer
Ron Faulkner, Director
Pat Duvall, Director
- MEMBERS ABSENT:** Fern Sargent, Vice-President
Tina Ligon, Secretary/Pool Committee Chairperson
Jim Behrens, Director
- ALSO PRESENT:** Scott Ligon, Unit 3A, Dockmaster
Phil Hatchard, Unit 13B1, Architectural Committee Chairperson
Milton McMahon, Unit 1A1
Shirl Nelson, Unit 15B2
Peter Gavian, Unit 12B3
Carleen Petterson, Unit 1B3
Geri and Skip Smith, Unit 5B1
Peter and Linda Parkin, Unit 6B2
Janet Mahoney, Unit 14A1
Heather Gummel, Brodie Management
Sherri Kennedy, Recording Secretary

Jay Harrison, President, called the Board Meeting of the Shearwater Condominium Association to order at 7:05 P.M. The meeting was held at the Shearwater Clubhouse.

MINUTES:

- Ron Faulkner moved to approve the January 19, 2009 Board of Directors meeting minutes as submitted. Harvey Paskin seconded the motion and the vote carried unanimously.

PRESIDENT'S REPORT – Jay Harrison:

- The deck project has been completed with replacement of 17 total decks. This will be an ongoing project.
- The gate has not been installed due to problems with the manufacturer.
- Pool hours will be extended this year. Tina Ligon is planning a pool party for June 6th.

TREASURER'S REPORT – Harvey Paskin (See Attached Report)

- See attached report.
- Shearwater is on budget for the year in operating expenses. There was a \$16,000.00 surplus from last year.
- The original proposal for the deck replacement was \$116,400.00. The cost was based on a minimum requirement in the amount of lumber that needed to be ordered. In the original proposal, 11 decks needed to be totally replaced and several would require deck board removal and replacement. Instead of peace mealting the decks, the Board decided to totally replace the decks until the lumber was used up.
- The Reserve Account will probably break even this year. About \$150,000.00 has been spent to replace 17 decks, 27 closet doors and siding and trim replacement.
- The news decks have not been sealed and the shed doors have not been painted due to weather. When weather permits, this work will be completed.
- The Board will be working on a master deck and storage door reserve replacement plan.

MANAGEMENT REPORT – Heather Gummel (See Attached Report)

- See attached report.
- A handrail was installed at unit 11A as required by the City of Annapolis code. Upon completion, the city refunded Shearwater their \$100.00 that had been submitted with the appeal request.
- The new security system installed at the racquetball court will sound between the hours of 12:00 a.m. and 5:00 a.m.

- The Board has received a proposal to replace the entire pool breaker box for a cost of \$850.00. The Board approved this replacement contingent on the fact that the bathrooms are put on two separate circuits and the wood is replaced with plastic or a material that does not absorb water.
- Heather Gummel will have John Guthrie order enough oyster shells for all the paths.

COMMITTEE REPORTS:

Marina Committee – Scott Ligon

- The water will be turned on and the bubblers removed on Friday.
- Slips available: 4 GCE and 1 LCE. There are no large slips available.
- The marina brought in \$51,000.00 in income.
- John Guthrie replaced ¾ of the tower light bulbs.

Grounds and Landscape Committee Report – Mark Moran (See Attached Report)

- See attached report.

Architectural Committee – Phil Hatchard

- There is no activity to report.

Pool and Activities Committee – Tina Ligon (Report provided by Jay Harrison)

- The pool will open on May 23rd. The hours are: Weekdays: 12:00 p.m. – 8:00 p.m. and Weekends: 11:00 p.m. – 8:00 p.m.

OLD BUSINESS:

- No old business reported.

NEW BUSINESS:

- Heather Gummel will ask John Guthrie where the water shut off valve is in Pat Duvall’s building.
- The annual meeting is scheduled for April 20th. Three positions are up for election. Those present thanked Jay Harrison for his community service over the past years.
- It was raised whether the Board would organize a discounted group rate for unit equipment replacement, such as heat pumps. Brodie Management will be happy to provide contractor information for homeowners with a disclaimer that it is not a recommendation. Several homeowners shared that they had made arrangements with neighbors to receive discounted rates for equipment replacement.

NEXT BOARD MEETING:

The next Board of Directors meeting is scheduled for Monday, April 20th, 2009 at 7:00 p.m.

ADJOURNMENT:

With no further business to discuss, Pat Duvall moved to adjourn the meeting. Ron Faulkner seconded the motion and it carried unanimously. The meeting was adjourned at 7:45 P.M.

Respectfully Submitted,
Sherri Kennedy, Recording Secretary

Approved: _____
Date: _____