

**Annual Owner Meeting Minutes
October 21, 2017
9:00 a.m. Clubhouse**

Call to Order: 9:00 am

Proof of Quorum: Tellers Bill Goettle and Vicki Hines stated that 12 condo units were represented in person, 5 were represented by proxy and 3 were not represented. A quorum was present.

Proof of Notice: On Sept. 17, 2017 a request for proxies for the meeting was mailed to all members and on September 30 the minutes of the 2016 meeting were emailed to all members. The meeting date has been posted on the Coves Website calendar since January 2017.

Approval of Minutes: The minutes from the 2016 annual meeting were read and approved.

Reports of Officers:

President: Laurie King welcomed newcomers to Mariners Point: Scott & Laura Ruff, Alan & Ann Pickett, Phil & Cynthia Kummer, and as of November 1, Katie and Jim Conschafter. Laurie's Presidents Report is attached.

Vice President: Tommy Hines was asked to serve in July and his time has been spent in understanding where we are and preparing for 2018.

Treasurer: Nina McCoy presented the treasurer's report (attached) and Laurie King the 2018 Budget approved at the preceding budget meeting.

Committee Reports:

Building Committee: Rick Carter, head, presented no formal report but indicated that the buildings were in great shape. Gutters need to be re-hung in Bldg. 1 & 3 and 98% of reserve money spent in 2017 had been scheduled in advance. Rick reminded all to walk around their building regularly to become aware of extra ordinary conditions that might occur.

Dock Committee: The dock committee report was presented by Bill Goettle in Maurice Lyerly's absence. Maurice's formal report is attached.

Grounds Committee: Tommy Hines' formal report is attached. He announced that Ree Lyerly will be the new committee chair and thanked everyone who served on his committee as well as the unit owners who participated in the work days.

Erosion Control: George Burke presented no formal report, but he provided a series of pictures encompassing the entire Mariners Point shoreline. In monitoring the shoreline, he has identified 3 areas of concern...two of which are new. He has brought in a marine scientist who will provide us with a report and plans to contact Shoreline Advisory Service for input. George emphasized that it is incumbent on us going forward to economically manage the shoreline and that we have budgeted \$1,500 for 2018.

Old Business: There was no old business

New Business:

Laurie presented a motion to approve a motion to have the BOD approve the minutes of this meeting for the members in advance of next year's meeting. Annual minutes can be sent to members without one year's delay and will provide more current data for resale packages. It was seconded by Lou Schiavo and unanimously approved.

There was a discussion to reconsider a 2014 Resolution regarding Dryer Vent Cleaning/Hot water tank draining from annual to every other year as a regular procedure. Margie pointed out that any water tank seepage in the space between units is a MPUOA responsibility. A suggestion was made to add a Board email reminder in June with a follow up reminder in October. This change would begin June 2018. Lou Schiavo moved to make the change, Lyons Burke seconded, and it was unanimously approved.

There was discussion on setting up a specific Erosion Control Account for shoreline repairs and erosion because erosion control does not qualify as a reserve cost item. Any money not spent on erosion control in a budget year would go in that account so that we manage funding for future expenses. George pointed out that \$37,000 was spent around 2007-8, \$8,000 spent several years later, and more recently \$14,000 spent to stabilize shoreline behind bldg. 4. Special assessments were implemented at those times. Jack King said that we should state "money budgeted for erosion control should only go for erosion control. If the budgeted amount is not spent, it is to go to an erosion control account." A motion was made, seconded and unanimously approved.

Laurie thanked George Burke for his work on the small erosion control committee and announced a permanent erosion control committee.

Election of a new board director to fill term expiring at this meeting. Margie Goettle was nominated for MPUOA Board Vice President. Laurie asked for nominations from the floor. There were no additional nominations. Margie was unanimously elected.

Owner Comments:

Diane O'Connor commented that Laurie has done a great job as President.

Cary Petzinger asked the board to remind unit owners that there should be window coverings on all windows, particularly side windows that can be viewed by neighboring units. Unit owners who are not here regularly should be mindful of closing their blinds/window coverings when they are absent.

Adjournment: Nina moved meeting adjourned. Tommy seconded. Adjourned at 10:08 am.

President's Report October 21 2017

We are welcoming several new owners to Mariners Point this year: Phil and Cynthia Kummer, our downstairs neighbors; Alan and Ann Pickett, whom I have not met but who bought unit 117D last month; Laura and Scott Ruff who have bought unit 63A; and as of November 1 Katie and Jim Conschafter who are purchasing unit 63C.

This represents a 20% turnover in less than 12 months, and brings me to the first of two major points in my report:

It has become a tradition over time that if people feel like being sociable, they bring their drinks to the docks around the cocktail hour so if you see a bunch of people on the docks with drinks it is by no means a closed party: all are welcome.

The second is more serious, and I brought it up at the board of director's meeting in June. The preparation of resale documents is an extremely time-consuming process that needs to be completed and delivered in, usually, three business days. At least while I have served on the board and prepared the resale documents packages, the requests have only come while I was on vacation, in one case in New Zealand. At the June meeting I brought up the topic of finding a way to off-load this function from the Secretary/Treasurer and, to a lesser extent, the President.

Additionally, the function of the S/T at MPUOA has been to be the book-keeper. While I was S/T this was hard, but at least I was resident here and could go to the post office to look for and deposit the quarterly checks.

Increasingly, people have bought here to have a second home in which to enjoy their boat and access to the water.

With that in mind, the board made the decision this year to hire an accounting service for next year. The service will not be as cuddly as having someone take your check as you hand it to them on the fly but it did make it possible for the board to recruit a volunteer to fill the position of secretary/treasurer when Steve DeLuca left the board because of the pending sale of his unit. The new service will also send out resale packages and bill for providing them, alleviating hours of work and potentially difficult conversations.

We have decided to retain Chesapeake Bay Management Company to handle our accounting.

The policies and procedures you will need to follow to make your dues deposits will be made known to you before your December 31 payment for first quarter dues is due.

The service will also pay all our bills and provide reimbursements to members who buy things for MPUOA. We hope the service will be as user-friendly as promised, but please be patient and read your emails as we undergo this transition. I have volunteered to stay on as a member of the finance committee to assist in the transition as well, since I have the most recent experience with the accounting practices at MPUOA.

THANKS!

I want to thank the many people who have volunteered over the last year. First, Tommy Hines who agreed to fill the vacating 1 year term that opened when Chris Lindbloom left and second, Nina McCoy who agreed to fill the vacating 2 year term that opened when secretary/treasurer Steve DeLuca sold his condo.

Tommy will give the grounds committee report later, but is relinquishing head of that committee to Ree Lyerly. With luck, that committee will not require as much work as in the past three years. We received notice yesterday that we have permission to take the four dying trees in front of building one and with that permission have given Magic Tree Service the go ahead to complete that work and the limbing that they bid on in June. Remaining tree work can be decided on next fall at budget time.

Many thanks to Maurice who took over as Dock Committee chair after his six years as president. Bill Goettle will give the docks committee reports.

Thanks to Rick Carter, who without much fuss but with a lot of work as head of the building committee, solicited three bids for the reroofing of building two this year and saw that project through to completion.

Double thanks to George Burke who formed a new permanent committee for Erosion Control so that that constant issue can be approached on a more systematic basis than in the past. Additionally, I asked George to form an ad hoc nominating committee as I felt that it should not be the retiring board members obligation to find a replacement. George will make the report for both those committee at the appropriate time.

And finally, thanks to Jack, who designed the spread sheet system MPUOA has used for six years and which will fold easily into the CBM system, also thanks for serving on the finance committee and helping with the reserve studies and updates, and thanks for making my rough spreadsheets look good for presentations.

What you should gather from these thanks is that the reason MPUOA is such a lovely place to live is that many people have been giving of their time. We will continue to be a self-managed condominium as long as people, but not necessarily the same people, do.

We need the support of all our members. We need you all to be aware that you all own 1/20th of all the trees, roadway, buildings and docks. Community work day is genuinely fun and we get a tremendous volume of work done that would cost a fortune to hire it done—if you could find someone to do it. But we need everyone to be aware of problems that might be developing that they can see from their vantage point that few others can.

I agreed to serve when asked because we enjoyed knowing we had a safe and lovely place to return to and we had spent most of the 12 years since we bought the place, on our boat. In the last several years we lived on the boat, it had also become a pleasant neighborhood. The community can maintain that trajectory if everyone decides to help.

Treasurer's Report Annual Meeting October 21, 2017

As of Friday, October 20, 2017 Mariners Point Unit Owners Association had \$35,871.04 in its **operational** account, with all fourth quarter dues paid in and all expenses to date paid out.

We are on track to be able to make a \$25,000 contribution to reserves for 2017 which is about \$1,900 less than the amount budgeted when dues were set last October.

MPUOA has \$94,864.64 in its **reserve** account as of Oct. 20. We will be able to contribute close to the budgeted reserve contribution of \$25,000 this year. That would enable us to be at about 54% fully reserved, which is considered fair. Our goal is to reach 70% of full funding by 2023 at which point our reserves will be considered “good” by the Community Associations Institute and the State of Virginia.

Mariners Point Unit Owners Association, INC.
2017 Annual Grounds Committee Report

The grounds are great condition but this is an ongoing process. We had our **Annual Community Workday** on May 6, 2017. It was our 16th annual event. We had participation from 12 of our unit owners. There were others who wanted to participate but could not due to conflicting schedules. All of the grounds objectives were met. The community looks good as it always does due to our proactive efforts. In addition, many dock boards were replaced by the unit owners. After the event, we all met at the club house for a pizza lunch. Everyone enjoyed the lunch and the fellowship with the others. It is recommended that we continue having this annual event.

In our community trees are always on the agenda. Various tree maintenance issues are being explored. We have divided the work into segments based on the priority needed for each. We have trees that are continuing to lean toward the buildings and roadway that need to be addressed. There are trees too close to building 1 that need to be removed to protect the building by allowing light and air circulation around it. We have tree limbs hanging over the roofs of various buildings. These need to be cut back to protect and help extend the roofs' lives. Unfortunately, we have various oak trees primarily in the area of buildings 1 and 2 that are diseased. The condition is "hypoxylon canker" (fungus). It has been described as similar to skin cancer on humans. This fungus kills the tree quickly and then spreads to other oaks in the area. This fungus only attacks oak trees. We have consulted with local county officials and tree experts. All of their advice was the same, remove as quickly as possible. The procedure to control this fungus is to cut the trees down (some are dead and some are dying), remove the tree and grind the stump. We are in the process of getting bids to do all of the tree work. Needless to say, we cannot afford to do it all this year. The oak tree issue and the limbs hanging over the roofs will be addressed first.

Our property is pristine and the envy of many. The reason why is, we care and are proactive. Each year the projects seem to lessen but we will always have projects. Please thank all of our Grounds Committee members for their efforts and involvement. Without them and the support of our unit owners, we would not be the community that we are!

Respectfully,
Tommy Hines, Chair of Grounds.