

President's Report to OHCA Board  
12-8-05

This report is organized by motions for each committee followed by Treasurer's Report. A proposed FY07 budget is provided for the Board to work on.

**Piers and Harbors:**

*Motion:* That the rehabilitation and maintenance project developed by Phillip Staller be contracted in accordance with the proposal circulated by Mr. Staller. The project shall be paid for from existing funds in the Piers and Harbors account (\$65,000), and from "Unrestricted Net Assets" per the FY06 Budget. These funds include funds carried over from FY05 and FY04 allocations for these purposes. It is further recommended that the slip rental price be raised from \$1.00/ft to \$2.00/ft.

The rehabilitation and maintenance project developed by Phil Staller was distributed to the board several days ago. The project includes replacement of the boat ramp, repair and enhancement of associated loading and parking areas, and replacement and relocation of the badly deteriorated dock adjacent to the boat ramp. At the Washington/Booker dock, the dock pilings on the east side on to be relocated and the dock extended 30ft. At the Fishing Creek dock, a few pilings will be replaced. At the OHCA Community Beach, a marker piling will be put back into position. At all sites, electrical services will be brought to code and to safe conditions.

**Beach Committee**

*Motion:* The beach committee shall obtain bids for planting of switch grass behind (on the beach side) of the Shore Drive fence, for removal of the chain link sand fence, and for re-installation of the rip-rap garden along the fence. The work shall cost not more than \$20,000. The work shall be paid for out of approved FY06 Capital Improvement Funds/Beach Retaining Wall (\$30,000)

The beach committee has cleaned the beach several times this fall, and moved debris from the beach to the dumpsters.

Sand continues to blow past the sand fence, and the roadside garden remains in disarray. Of the several bids for a roadside garden, the rip-rap garden seems most effective.

**Community Property Committee**

*Motion:* That the Community Property Committee shall seek revision of current contracts to require contractors to inform OHCA of work done on completion instead of monthly. The Committee shall also seek price reductions for mowing under current contracts.

The mowing contract needs revision to permit the contractor to inform the community of work done within five days of completion. There is an evident need for price revision for the mowing contract.

President's Report to OHCA Board  
12-8-05

The committee has just brought two dumpsters into the community for a weekend of dumping. As usual, the community enthusiastically filled the dumpsters – with debris left behind to be picked up by the beach cleaning contractor.

At least one clearing and raking of OHCA's drainage system will be done this month.

These activities are paid out of the regular OHCA FY06 MAIN budget line items.

**Roads and Drainage Committee**

*Motion:* 1. that OHCA hire Michael Drum to advise on contractors and project start-up. Mr. Drum will consult by the hour until the procedures are clear, and then act as a project manager/engineer for OHCA. Mr. Drum will be compensated initially out of a regular FY06 line item for Road Plan consultants.

2. That OHCA proceed with one portion of Washington Drive and with Creek Drive and Harbor Road low spot (non-road) drainage. This work shall be funded from "Net Unrestricted Funds" in the FY06 approved special tax budget, allocated and carried over for future work in FY03 and FY04.

The committee has been and is reviewing the Master Plan. The grading permits, while expired, are easily extended, according to the AACounty Public Works permit officer.

The committee has had several observation walks around the community to increase its understanding of the Plan. In addition, two potential contractors reviewed maps and viewed the community's infrastructure. MacLeod visited the design contractor's office on 12-8-05 to be briefed by Michael Drum.

Mr. Drum pointed out

1. that the grading permits are given to a design that will meet county standards, regardless of whom owns the roads. Our design meets county standards, including for reconstruction of roads where that is called for.
2. the plan is for drainage. It is not a stormwater management plan. The plan, as designed, will drain our community with a minimum of standing water remaining.
3. there is no increase in the community's rights of way, nor are the structures designed to be located outside any right of way. (The R-O-W is generally 40' SW of AOTB Road and 30' on the NE of AOTB Road.)
4. there are only a few areas in which the current pavement and shoulder width are exceeded, mainly where the roadway needs to be straightened.

In addition, Mr. Drum can assist OHCA in identifying and evaluating contractors but the bid document will still need a contractor such as Greenhorn and O'Mara.

Mr. Drum recommends starting a portion of the Plan so that OHCA and the contractor can become familiar with the implementation of the design before tackling the more difficult implementations.

President's Report to OHCA Board  
12-8-05

Mr. Drum can be a project advisor and then project engineer for the implementation of the Master Plan.

**Auditing Committee:**

*Motion:* That the OHCA board shall commend Robin Gilliam for her timely completion of the internal audit and her persistence in bringing the external audit to its conclusion.

The committee has completed its quarterly internal audit, and sent it to the external auditor. The external auditor has had several questions but has completed its audit and sent it to the county without comment today (12-8-05)

**Reclamation committee:**

*Motion:* That the board permit one of its members, James Campbell, to serve as chair of this committee on appointment by the president.

**Communications Committee**

*Motion:* That OHCA Association minutes be posted on the OHCA website within a week of the Association's meetings.

*Motion:* That recommendations (not Board minutes) voted on by the OHCA Board be posted on the OHCA website within one week of the vote.

*Motion:* That minutes and recommendations posted on the Website also be sent to the membership by snail mail.

The Website is up! It is being appreciated and used by members.

**Executive Committee**

*Motion:* That approval of payments and writing of checks to contractors be made in accordance with the recommendations of Ian MacKinnon.

Mr. MacKinnon recommends vouchering by email.

*Motion:* 1. That the OHCA budget for FY07 (attached) be considered by the Board for adoption and dissemination to the Association.

2. That a board committee be formed to present the budget to the Association and the County.

See budget attachment. The Board's budget committee could be Joe Butcher, chair, and Dan O'Connor, Eunice Cherry and James Campbell.

*Motion:* That Mr. Kurt Karsten be engaged as counsel to OHCA.

Mr. Karsten's resume has been circulated to the board and this recommendation discussed without dissent with Chair Pat Cannon, Board members Joe Butcher, Ian MacKinnon, and Dan O'Connor. Mr. Karsten's hourly rate is \$200/hr. (Mr. Sussman is \$225/hr.) Mr. Karsten is known for successful but non-litigious resolution of conflicts.