

**Oyster Harbor Community Association
Minutes of Board meeting held on 13th April 2006
at Hillsmere Library**

Present:

Pat Cannon	Chairman
John Merrick	
Norman MacLeod	President
Bob Sappe	
Joe Butcher	Vice-chairman
James Campbell	
Eunice Cherry	
Ian MacKinnon	Secretary

Calvin Kidd sent his apologies. Dan O'Connor was not present.

Members of the community present:

Kathy Burk / Sheila Sappe

2 other members who did not sign the register

Guests from the Property Owners Association of Arundel on the Bay (POA-AOTB): Mr. Florentine (President) and Mr. Zeman (Chairman).

The meeting was called to order by the Chairman at 7.10pm and there was a moment of silent reflection.

The standard agenda was proposed with the addition of a special business item to discuss Cedar Avenue as our first topic. Motion to accept the modified agenda proposed by Mr. MacLeod and seconded by Mr. Butcher.

Mr. Florentine presented a document prepared by his community to the meeting. There was considerable discussion and the OHCA position was clearly stated as follows:

- we do not accept that Cedar Ave from Niagara Ave to the end of the platted street toward the west is owned in fee simple by POA-AOTB
- we do not accept that if POA-AOTB grants a license to OHCA that a fee of \$3000 should be paid
- we do not accept that residents of both communities shall be allowed to use all past, existing, and future easements for access to the water from this area
- we accept that if an agreement is made then it will not be changed, altered or withdrawn be either party for the first 5 years (as opposed to POA-AOTB's request for 50 years) from the date of signing and the payment of the license fee if agreed. OHCA further requested that the agreement is subject cancellation after the 5 years given 6 months notice.

Notwithstanding, the areas of disagreement the Board of OHCA stated that they wished to resolve this issue amicably, that shared access to water can be agreed and that the community wanted to work closely with POA-AOTB to the benefit of both communities. It was agreed that Mr. Florentine would take the views of the OHCA Board back to his Board and would also provide the Secretary of OHCA with an electronic copy of the proposal to add to the minutes and to use as the basis of an alternative proposal. THIS HAS STILL NOT BEEN RECEIVED. The meeting thanked the representatives from POA-AOTB for their attendance.

The meeting returned to the agenda. The previous minutes were accepted with corrections and additions made by Mr. Merrick. The minutes will be represented to the next Board meeting for approval.

The meeting then turned to a presentation from Kathy Burk on responses to her request for bids for mowing the community grass. Bids were requested from SEI and US Turf Care (both of whom did not ultimately quote), Jose Lemus and Stewart. After considerable discussion it was proposed by M/s Cherry and seconded by Mr. Campbell that we accept the bid from Mr. Lemus. All were in favor.

The President then proposed that we start work on the critical drainage areas as part of our maintenance and repair schedule. Indeed the President expressed the view that the Master plan was effectively re-implementing the original drainage scheme for the community and that the majority of the work required in the master plan could be covered under maintenance. The proposal to start work on the maintenance using Mr. Carroll as the initial contractor was made by Mr. Campbell and seconded by Mr. Sappe. Carried with Mr. Merrick against.

[Secretary's note: The Presidents report was presented but there was no discussion on the content. For completeness it is added at the end of these minutes.]

A proposal from Mr. Campbell, seconded by Mr. Sappe to close the meeting at 8.50pm was made and passed with all in favor.

President's Report April 13, 2006

No motions are presented in this report.

Since the Board's last meeting, there have been a regular Association Meeting and an Executive Committee meeting. The Association Meeting minutes are attached. The Executive Committee meeting was in two sessions – early and mid-morning.

Piers and harbors

In the early meeting, Phil Staler told of Piers and Harbor progress in electrical work by our contractor, C&R, and by BGE. C&R have completed work in the beach area – essentially correcting dangerous conditions there. BGE has brought down its line

(Verizon has removed their inactive wire), and are prepared to put the line underground to a new Board and box. Scott Mielke, of TCP – the engineering and permitting firm for the repair and new ramp and dock replacement work – should be presenting his drawings and plan to AAC this week.

Recreation

Patty Jenkins, recreation committee, gave schedules for several events – noted now on the OHCA web. It's noted that evening events on the beach will require better lighting – which can be either all the time, or brought in for each event.

Compliance

Bob Sappe, compliance committee, has written to the county to get guidance on the Association's powers in compliance re building, grading, and so forth. There are several properties that he is looking into.

Reclamation

Jamie Campbell, reclamation committee, asked for and got a brief on what the committee should be doing – water related issue planning.

Security

Bob Eyster, OHCA VP, again voiced his concern about parties in the woods beyond Creek Drive. That brought us the general issue of patrols and security. The Committee is of the view that more and marked police cars should be scheduled. (This is a repeat of the views of the Association meeting earlier in the week.) Tom Cagle was on duty that morning; he has put out his argument for continuing the current patrols and calling the police for specific issues. However, the community continues to ask for more visible patrols in addition to calling the county police.

Budget

Robin and Norm are redeveloping the OHCA planning process in anticipation of the next budget cycle. A major objective is to plan first, budget second, then adjust to fiscal realities. One reality is that, as assessments rise in OH, so do our OHCA available funds from the county – needed or not. The solution is for OHCA to vote to adjust its tax rate at the annual budget meeting. (Most Members are unaware that this rate vote is their prerogative and their principal fiscal control.) Robin's work is aimed at recommending a well-planned budget from which a more (lower) realistic tax rate can be recommended to the Members.

Community Property

Kathy, community property, has several projects in hand which call for Member participation. She will discuss those this evening.

Communications

Elvia, communications chair, is about to publish another newsletter for the Association. Most of the newsletter news will be or is on the Web site. However, Louise,

corresponding secretary, tells that only about one-third of Members receive their newsletter from the web.

Road and drainage

Norm, road and drainage committee, reports yet another round of required permits for the Master Plan. Campbell and Sappe and Eyster and MacLeod recommended strongly, very strongly, that we move ahead on maintenance and repair. Though Mike Drum has not provided his alternatives report, or his site visit report, stone and pipe will be used as appropriate (as on Shore Drive where open ditches last two weeks) with open ditch repair and maintenance will be done on the remaining entire system. Norm has contacted Tom Carroll to tell him to proceed.

Beach

Tina, beach chair, will ask for painting volunteers for the gazebos and for clean up. Probably a contractor will be sought to put up the nets this year.

Respectfully, Norm MacLeod, president