

**Oyster Harbor Community Association  
Minutes of Board meeting held on 11<sup>th</sup> May 2006  
at Hillsmere Library**

**Present:**

Pat Cannon	Chairman
John Merrick	
Bob Sappe	
Joe Butcher	Vice-chairman
James Campbell	
Ian MacKinnon	Secretary

Calvin Kidd and Norman MacLeod sent their apologies. Dan O'Connor was not present.

The meeting was called to order by the Chairman at 7:40 p.m. and there was a moment of silent reflection.

Acceptance of the standard agenda was proposed by Mr. Campbell and seconded by Mr. Sappe. All were in favor.

The minutes of the 9<sup>th</sup> March meeting were accepted as corrected. The minutes of the April meeting were accepted with the correction that Mr. Merrick voted against the proposal that Mr. Carroll should start work immediately on maintenance work.

**Presidents report:** Because of the President's sudden illness there was no President's report submitted.

**Treasurers report:** A copy of the latest financial statement was circulated by the Secretary and e-mailed to the Board subsequently.

**Old Business:**

*Creek Park dispute:* Mr. MacKinnon presented a draft counter proposal to be sent to Arundel on the Bay community. After discussion some amendments were proposed and accepted by all and the modified document is attached as attachment A to these minutes. Post meeting note: The document has been e-mailed and received by Mr. Florentine the President of AOTB community who will discuss it at their July Board meeting.

*Ethics guidelines:* Mr. Butcher handed out copies of the Highland Beach Public Ethics Ordinance. Mr. Butcher was thanked by the Board for the work he has put in to helping to clarify the responsibilities of Board members and the subject will be discussed in future Board meetings.

**New Business**

*Management company:* The Board discussed the merits of using a Management company to assist in running the day to day affairs of the community. It was resolved that Mr. Butcher would bring a proposal to a future Board meeting. All agreed.

*Association of Community associations:* Mr. Butcher shared information on an organization formed to provide assistance to community associations. Many of the communities in the areas are members and Mr. Butcher shared some of their documentation with the Board. The Board agreed that the association appeared a very good resource for us and Mr. Butcher agreed to bring a proposal to the Board to join the association to a subsequent meeting.

*Security:* There was considerable discussion on the value for money of the existing security measures. There had been complaints of inappropriate behavior by a member of the security company at the beach and this called into question the effectiveness of the arrangements. It was proposed that the President be requested to report and recommend a way forward on Security.

*Cameras:* Mr. Campbell suggested that the use of cameras which could be reviewed on the internet could be part of the solution to our security concerns. Mr. Campbell agreed to provide a proposal for the use of cameras to the next Board meeting.

A proposal to adjourn was made by Mr. Merrick and seconded by Mr. Campbell and the meeting adjourned at 9 p.m.

Attachment A

DRAFT SUBJECT TO FORMAL AGREEMENT OF OHCA BOARD

Agreement between:

Oyster Harbor Citizens Association (“OHCA”)

And

The Property Owners Association of Arundel-On-The-Bay (“POA-AOTB”)

(Date)

Whereas: OHCA and POA-AOTB have common interests in the Annapolis Neck Peninsular; and

Whereas: POA-AOTB and OHCA dispute the other’s claim to ownership of parts of Cedar Avenue from Niagara Avenue to the platted street towards the west (“The Disputed Land”)

Whereas: Both OHCA and POA-AOTB seek to make recreational use of The Disputed Land.

Now therefore it be agreed: That for a period of 15 years, automatically renewable, and cancellable after 15 years on the giving of 6 months notice by either OHCA or POA-AOTB to the other party, OHCA and POA-AOTB will jointly share the privileges of full access and recreational use of ‘The Disputed Land’ and:

It be further agreed: that neither OHCA or POA-AOTB will seek legal remedy to resolve the ownership of The Disputed Land while this agreement is in force and:

It be further agreed: that OHCA continues to maintain the Disputed Land in all aspects, including holding harmless POA-AOTB from any cause which might arise from such maintenance where such cause has not arisen by act or omission of POA-AOTB, its’ agents, licensees or visitors and:

It be further agreed: that this provided maintenance shall not form the basis of a claim of right of ownership to The Disputed Land and;

It be further agreed: that OHCA and POA-AOTB agree to work cooperatively for any further improvements on Annapolis Neck Peninsular.

Signature pages

Etc.