

Oyster Harbor Community Association

Minutes of board meeting held at Hillsmere library on May 15th 2008

Present:

Kathy Burk – Arrived 7.55pm
Joe Butcher
Dan Craig – Chair for the meeting
Winston Dunkley
Calvin Kidd
Ian MacKinnon
Joanie Stone
Norman MacLeod
Jeff Weggaman
Brooke Doswell - President

Members of the community:

Chuck Simon
Kimberly Boris
John Boris
Robert Eyster
Robb Fish
Becky Fettus

The meeting opened at 7.10pm with a moment of silent reflection. Mr. Craig apologized for the Chair who would be delayed for an hour.

A motion to accept the agenda was proposed by Mr. MacLeod and seconded by Mr. Dunkley. All in favor.

Previous minutes:

Mr. MacLeod proposed that the previous minutes recorded that he had expressed concern in the meeting that financial reports had not been available for a few months. Ms Stone seconded and the vote was 8 in favor and 1 against.

Mr. Weggaman proposed, and Mr. Butcher seconded the acceptance of the minutes. All were in favor.

President's report

The President handed out a report comparing current expenditure against budget and the balances in our accounts. The total funds across several accounts with BB&T is over \$100k and Mr. Butcher, seconded by Mr. MacLeod proposed that funds be transferred

between our bank accounts to ensure we did not exceed the FDIC limit of \$100k insured.. 8 were in favor and 1 against.

Mr. MacLeod proposed and Mr. Dunkley seconded a motion that the board should meet in the next 2 weeks to review budgets, expenditure and the audit plan. All were in favor.

A newsletter will be issued in the next week and is already on the web.

The President reported that it is essential that we ensure that cars are not parked routinely on the rocks. She is putting this in her newsletter and on the web.

The community rights of way need to be protected. The President will arrange to send letters to members pointing out that even if we have not enforced our rights we are owners of the community right of way and if the community needs access to the right of way then any owners 'improvements' will be lost without any compensation.

Security: Suggested that although we have had no problems reported over the last several months, as the beaches and piers get more used through the summer additional patrols may be required.

Mr. Kidd asked the Chair of community property to ensure that Jose kept on top of cleaning the swales.

Beach committee report:

It was proposed by Mr. Craig and seconded by Mr. Dunkley that a feasibility study be initiated to cost a retaining wall or other mechanism to hold back the sand from the community beach to 3315 Shore drive. All in favor.

Mr. Craig also reported that a lot of the sand from the beach had been eroded in the last storm and sand was leaking into the creek. Concern was expressed about the creek silting up rapidly.

The Chair arrived at 7.55pm and took over the meeting. The President apologized and left the meeting at 8.00pm.

Ms Hegen, the owner of the property on the corner of Washington and Shore is going to build on the lot. It was agreed by all that in keeping with the precedence in the community that a pipe would be put in at community expense where her drive passed over our swale.

Community property report: A detailed report was presented by Ms. Stone

As several members of the community wished to address the board, the unanimous decision was made to suspend old business.

Ms Boris of 1262 Creek drive representing several other community members from the immediate area raised concern about drainage of Creek drive. Ms Boris undertook to type up her comments for adding to these minutes. The actions which came out of the discussion were as follows:

- need a detailed survey of the topography. The last survey was over 30 years old and a lot had changed and possibly we were making drainage decisions based on fallacious information.
- The stone filled swale was blocked. This was one of the first built and a better construction technique has been identified. The swale needs to be brought up to the latest standard or just grass used
- Several pipes across the road were known to be damaged or blocked and needed urgent investigation
- A suggestion was made to consult a landscape designer who might be able to suggest tasteful ways of managing the water where it falls rather than always trying to drain it away
- It was believed that Irma Butcher had agreed to an easement to allow water to be drained down the side of her property. President to confirm.
- The house subject to the stop order had changed the grade and the area was now ponding and preventing free drainage. President to investigate if the county can intervene to remove the stones

The Chair thanked the community members for their input and ensured them that the board was very aware of the issues and was treating drainage as a priority.

AOB: Mr. Weggaman raised that the community storage lot as very untidy as the fence prevented any grass cutting or tidying up of the area. It was agreed to either completely or partially remove the fence to allow access to Jose and to encourage Carroll bros to remove any unnecessary materials left on the site.

The President had employed somebody to update the community financial records and the latest records would be ready for the budget meeting.

Mr. Weggaman proposed that the meeting be closed and this was seconded by Mr. Dunkley and all were in favor and the meeting closed at 8.50pm.