

## **Oyster Harbor Community Association**

### **Minutes of board meeting held on 12<sup>th</sup> April at Hillsmere Library (and continued through 2 further meetings)**

#### **Present:**

Calvin Kidd	Chairman
Norman MacLeod	President
Pat Cannon	
Daniel Butler	
Joe Butcher	
Kathy Burk	
John Merrick	
Ian MacKinnon	Secretary

Members of the community: 9 members of the community were present.

The meeting was called to order by Mr. Kidd at 7.15pm and there was a moment of silent reflection.

Acceptance of the agenda was proposed by Mr. Butcher and seconded by Mr. MacLeod and all agreed. .

#### **Previous minutes**

The previous minutes were accepted and signed by the Chairman.

#### **Meeting discussion and actions**

**Lawsuit:** Mrs. Burk proposed and Mrs. Cannon seconded and all voted in favor of a motion to discuss the Gerrior lawsuit as the first matter of business.

Mrs. Burk proposed and Mr. Kidd seconded a proposal from our community lawyer to settle out of court for \$10,000. All were in favor.

Mr. Merrick proposed and Mr. Kidd seconded a motion that if the community became involved in a legal action then the Chairman of the board is responsible for managing the issue on behalf of the board and any action is to be referred to the board for approval. All were in favor.

#### **Presidents report:**

The President described the set up of the new accounts system. An expenditure report and budget layout was presented in the new format but there was still work to do and it was agreed that the information would be available for the next board meeting.

The President moved that the low wall be extended to the AACounty and Florentino lots. The motion was amended to an action on the President to raise the issue with the County and to discuss the matter with Carl and Laura and report back to the board.

The President reported that we had found the deed transferring property to Oyster Harbor, Inc. in 12-12-49. The metes and bounds in that document set the boundaries of OH. The President proposed that this information be transferred to a Metes and bounds drawing. This was amended to ask that quotes be obtained to do this work. This was seconded by Mr. MacKinnon and passed with an abstention by Mrs. Burk and Mr. Merrick and Mrs. Cannon were against.

**Statement by Mrs. Cannon:** Mrs. Cannon requested that it be recorded in the minutes that she had not stopped work on the swales in Fishing Creek. The board did not vote on or discuss this statement and the Secretary was merely asked to record the statement in the minutes.

The board agreed in view of time restraints that proposals from the Community property committee be received.

The Community property committee requested funds to clear out dead trees and debris on Saratoga for safety and water management purposes. Mrs. Burk proposed and Mr. Butcher seconded that two quotes should be requested for the work and the work could go ahead as long as it did not exceed \$2500. All voted in favor, with the exception of Mr. Merrick who voted against because of wording.

The Community property committee requested up to \$3500 to maintain the community's street signs. Motion made by Mr. MacKinnon to accept the proposal subject to getting a second quotation and not to exceed \$3500. Seconded by Mrs. Burk. All voted in favor.

There was insufficient time to complete the agenda and it was agreed to continue the meeting at 7pm on Thursday 19<sup>th</sup> April at the Long and Foster building.

A motion to recess was proposed by Mr. Kidd and seconded by Mr. Merrick and the meeting recessed at 8.50pm.

*Continuation meeting: 19<sup>th</sup> April at Long and Foster's offices, Old Solomon's Road*

*Present:*

*Calvin Kidd                      Chairman*

*Norman MacLeod              President*

*Pat Cannon*

*Daniel Butler*

*Kathy Burk*

*Ian MacKinnon                Secretary*

*Members of the community: Bob Eyster Vice-President*

*Ann MacLeod, Brooke Doswell, Mr. James Wyatt*

*The meeting opened at 7.10pm*

*A letter from Mr. James Wyatt who was concerned about a note sent to the community suggesting possible conflict of interest by board members and requesting clarification was submitted and it was agreed that the Chairman would respond.*

*It was proposed by Mr. MacKinnon and seconded by Mrs. Burk that maintenance drainage work continue on Fishing Creek and Harbor Drive. All were in favor.*

*It was proposed that the drainage work be completed using stones as per the first part of the work by Mr. MacKinnon seconded by Mr. MacLeod. The motion was lost 3 to 4 with Mr. Butler, Mr. Butcher, Mrs. Burk and Mrs. Cannon against.*

*Mrs. Cannon presented information on a potential storm water management system from 'Old Castle Inc'. Mr. MacKinnon proposed and Mrs. Burk seconded that they should be invited to attend a board meeting and to present a proposal for Shore drive. All in favor.*

*It was proposed by Mrs. Burk and seconded by Mr. Kidd requesting the President to produce a plan to open all blocked pipes and swales, and to elicit two quotes for the work and present to the board as soon as possible. All were in favor*

*It was proposed by Mr. MacKinnon and seconded by Mrs. Burk that the President request an explanation from Mr. Drum as to possible questions and discrepancies in the Master Plan. Questions include identification of soil type which would affect the drainage, the lack of detail on the contour lines, and the accurate identification of the critical area and tidal wetlands. All were in favor.*

*It was proposed by Mrs. Burk and seconded by Mr. Kidd that Jose's contract for landscaping be confirmed at \$20/ man / hour and be reviewed when expenditure reached \$7,000 which is two thirds of the budget. All were in favor*

*Motion to adjourn proposed by Mr. Kidd and seconded by Mr. MacKinnon and the meeting adjourned at 9.30pm.*

Meeting resumed at 7.15pm at Long and Foster's offices, Old Solomon's Road on April 26<sup>th</sup>.

Present: Mr. Kidd Chairman

Mrs. Burk

Mrs. Cannon

Mr. Butcher

Mr. Butler

Mr. MacKinnon Secretary

Apologies from Mr. MacLeod. Mr Eyster, Vice President was present

Members of the community present:

Mrs Plaxico, Mr Wagenmann, Mr. Cannon

Mrs. Burk presented the proposed Board bidding process developed by Mrs Burk and Mr Merrick. There was discussion and some amendments and it was agreed by all to request a review by the community's lawyer, Mr. Karsten.

It was proposed by Mrs. Burk and seconded by Mr. Butcher that the President seeks 3 proposals for all maintenance work orders for roads except for work in hand in Fishing Creek and Washington drive which will be carried out by Carroll brothers. All were in favor.

Mr. Wagenmann was invited to brief the board on the need to urgently replace a pipe outside Mr. Wagenmann's house at 1277 Creek drive which had been removed inadvertently as part of the swale maintenance project. All agreed to request the President to resolve urgently with Carroll brothers.

The Vice-President took the action to invite the Chairman of the security committee to the next board meeting to discuss community security.

Mr. MacKinnon proposed and Mr. Kidd seconded that we start the process to change our tax charter so we can purchase and sell land and property to potentially build a community building. All were in favor and Mr. Butcher agreed to discuss the proposal with Mr. Karsten to develop a proposal which can be put to the community.

### **New Business**

It was proposed by Mrs. Burk and seconded by Mr. Kidd that we ask Mr. Karsten to give an opinion on what constitutes 'conflict of interest' for a board member. All were in favor.

Mr. MacKinnon proposed and Mrs. Burk seconded that we hold an election urgently to replace the board members who had resigned. All were in favor.

*A discussion on drugs dealing in the community and use of the undeveloped part of Fishing Creek by youngsters as a 'drugs camp' for using drugs was held. It was agreed by all that Mr. Cagell be requested to invite the local count Police Captain to a board meeting to seek advice on how best to address these problem. Another issue is that the security officers can not enter the drugs camp as it is on private property. The President was requested and accepted the task of using the tax roll to establish who owned the land where the drug's camp was and to request permission from the owner to go onto the property to break up the camp.*

The meeting closed after 3 weeks at 9.10 after a motion to close by Mr. Kidd and seconded by Mr. Butcher was voted with and all were in favor.