

## Oyster Harbor Community Association

### Minutes of board meeting held on 12<sup>th</sup> October 2006 at Hillsmere Library

#### Present:

Calvin Kidd	Chairman
John Merrick	
Norman MacLeod	President
Pat Cannon	
Daniel Butler	
Joe Butcher	
Kathy Burk	Vice-chairperson
James Campbell	
Ian MacKinnon	Secretary

The meeting was called to order by Mr. Kidd at 7.12pm 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 minutes of the board meeting held on the 14<sup>th</sup> September 2006 were circulated to the board and no changes were requested. Mr. Sappe proposed the acceptance of the minutes and the motion was seconded by Mr. MacLeod. All voted in favor.

**Secretary's note: The board rediscussed the office in Eastport and it was formally proposed by Mr. MacKinnon and seconded by Mr. Campbell that we pay \$500 per month for a year for the office. All voted in favor except Mrs. Burk who abstained. The board agreed unanimously to pay contents insurance for the office of \$500 for the year.**

**The board requested the President to review all insurance policies and ensure the community was adequately covered.**

**The President informed the board that Angela Eggleston was being used to help manage the administration of the community. It had cost the community \$1400 so far.**

*The meeting was focused on issues arising from the President's report and for convenience the comments and decisions are inserted in the report.*

President's Report 10-12-06

The annual meeting of the Association was held September 28, 2006 in the St Anne's School Library. The external audit was presented as required by the constitution. Copies were distributed to the new Board members. The annual election was also held with the following results:

Board of Directors

Phil Staller	36	elected
Kathy Burk	33	elected
Daniel Butler	33	elected
Brooke Dosswell	28	
Irving McConnell	27	
Robert Sappe	25	

Officers

President

Norman MacLeod	37	elected
Jeff Wagenmann	24	

Vice President

Bob Eyster	45	elected
Dirk Gilliam	19	

Recording Secretary

Anne MacLeod	35	elected
Sheila Sappe	28	

Corresponding Secretary

Louise Burke	51	elected
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Financial Secretary

Robin Gilliam	52	elected
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Association Treasurer

Naomi Perry	52	elected
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Special Tax Treasurer

James Willson	48	elected
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After the ballots were reported, the new board of directors met to elect the board officers.

Chairman:	Calvin Kidd
Vice Chairman	Kathy Burk
Secretary	Ian MacKinnon

One member wished to have the fact that he had presented proxies recorded, but the number was not given. Two non-member presented a power of attorney for voting, which was not allowed because they are not members.

**Secretary's note: The President reported to the board that the following proxies were presented and not counted: Mr. Butler had 17 proxies; Joe Butcher 1; Pat Cannon 5.**

Rev Benny McCottry presided over the election proceedings.

Executive Committee

A budget and management meeting of chairs and officers was called for last Saturday, but only four could make it: Norm MacLeod, Anne MacLeod, Patty Jenkins, recreation, and Dan Craig, beach.

A second meeting was called for Tuesday night. Two chairs were present or accounted for. Tom Cagle presented a budget for FY08. Phil Staller discussed the remainder of this fiscal year and will be working on his FY08 budget.

Budget and Treasury:

The budget for Carroll Bros completion of drainage is under discussion with a request that Unrestricted Funds be used for the purpose.

**Secretary's note: The President was requested by the board to estimate the cost of using rocks in the swales and report if there would be any issues with using rocks.**

**Mr Merreck. Need to focus urgently on the roads plan and black topping the roads. The President pointed out that there was no roads chairman. This needs to be filled urgently.**

Treasurer Willson has charged ordinary budget line items for both culvert maintenance and Piers and Harbors instead of Unrestricted Funds as planned for by the Board last spring. The result is that the ordinary budget appears to have been spent whereas the reality is that expenditures are pretty much on a schedule delayed only by permitting issues.

**Secretary's note: Mr. Butcher requested that the President present to each board meeting a register of where money has been spent and the impact on the appropriate budget.**

**The President was requested to agree a re-allocation of funds with the treasurer.**

Roads:

Creek Drive

A new issue has arisen in the Creek Drive Cross Road Extension. A member with all necessary permits has commenced construction on a lot accessed by the Extension. The contractor presented a survey to the county which treats the extension as a county road, and received permission to develop the Extension as needed to access the lot and to pave and place a 6 ft x 40 ft section of riprap across the road.

I have contacted the county concerning OHCA ownership of the road. Their position is that they accept the permittees description of title. McCrone and company (Bob MacWilliams) have provided a copy of OHCA title to all the community roads (1957) and reference to the recorded plats (1950). (McCrone continues its land survey of the Extension) The contractor has not attended meetings scheduled so far. The matter is not resolved.

**Secretary's note: The board agreed it was essential to establish ownership of the road and the President agreed to treat this as a priority. The President agreed to consult the communities counsel if our rights to the road have been infringed.**

Shore Drive:

Two recent storms with high water have inundated Shore Drive for extended periods. In addition, Phil Staller ran a line to determine the gradient within the DuckBill that is in place on the bulkhead side of the drainage. The duckbill's base is 8 inches above the ditch base! The duckbill is also too stiff to open and close. The manufacturer will be in town tomorrow. (That is to say, the duckbill doesn't work at all and replacement is required. A new one with more useful specs should be installed as a replacement.)

As noted earlier, nothing will halt the tide and bay water if the channel or the beaches are breached.

Cedar Avenue:

Further inspection of Cedar Ave gives some indication that the AOTB/PO may have misplaced the paved road several feet in their favor. Because the title transfer that created OH establishes a "boundary" that cannot be moved by the grantor (AOTB), we are searching for the transfer documents – dated in 1950. (We have the plats.)

### **Piers and Harbors**

The boat ramp is OPEN – and in use!!!!!!!!!!!!!! Dock replacements at Booker/Washington and at the boat ramp are not started yet because of permit problems.

Storm damage to the Fishing Pier has been repaired. But electrical upgrading is required to make the dock safe and secure.

Work continues on dredging the channel. Funds for dredging work in both Fishing Creek and Oyster Creek are in the current FY budget.

**Secretary's note: We have \$50k for dredging in this years and last years budget. There may be an opportunity to get help from state funds. President requested to consult Mr. Wynn who previously organized the dredging.**

**Community Property:**

Bids for snow-plowing are coming in, as well as for leaf vacuuming along the community roads. A property access release document has been prepared to have OHCA contractor access on members' property to repair, maintain and install drainage equipment, and to remove trees as appropriate to clear drainage channels. These access permits are to replace the previous easement forms. They are single use permissions.

### **Beach**

The storm has washed out about a foot of beach, which will be replaced by channel dredge material. The storms have also ruined our jelly-fish nets in the swimming area. They must be repaired and replaced this winter.

The Shore Road sand barrier will be removed as soon as work commences on moving sand back onto the beach and placing a two-foot high Allen block bulkhead alongside a parking area.

### **Recreation**

Jazz night was well attended and was supplied with good eats by Yvonne and Patty. A scarecrow making afternoon will be held for children on Sunday, 4-6 at the beach.

### **Fence**

The fence is up, but neither complete (no gates hung yet) nor properly installed (height is variable along all sections). Long fence is on notice to correct deficiencies.

Norman MacLeod