

CHADWICK SHORES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING ** MINUTES

Meeting date: February 21, 2008

1. CALL TO ORDER

The meeting was held at the Sneads Ferry Community Building, and was called to order at 7:10 pm by Tony Gillespie, President.

Board members in attendance:

- Tony Gillespie - President
- Bob Braxton - 1st Vice President
- Janet Gargano - Secretary
- Dick Miller - Treasurer
- Casey Barnes - Director
- Ellie Giles - Director
- Patty Whaley - 2007 Past President

Board members absent:

- Bill Keller - 2nd Vice President
- Ryan Brummond - Director

2. MINUTES

Minutes from the January 17th meeting were reviewed. Corrections made in spelling and format were noted by Janet. Motion to approve minutes made by Patty Whaley, 2nd by Casey Barnes. Approved by all.

3. PRESIDENT'S REPORT

- a. Discussion with CAMA regarding the boat ramp is still pending.
- b. Regarding Rick Hamilton's letter to Tony, the Board agreed that Dick Miller addressed and explained the issues very well. Tony will readdress this in a letter to Mr. Hamilton, and a copy will be sent to the Board.
- c. Mike Horn sent a letter to Tony requesting an exemption on his Lot 31J, citing an error in the land records. Board feels Mr. Horn will need to prove he is exempt as part of the Consent Order. This item was tabled pending further information.
- d. Tony requested that the March board meeting be moved due to a prior commitment, and because this will be the first "open" meeting, Tony wanted to attend. The Board agreed to move the meeting to the **12th of March**. (The Board noted that all written requests to appear before the board must be in writing. A follow-up response will be sent out in five (5) working days.)

COMMITTEE REPORTS

1. **Treasurer** – Monthly financial reports were emailed to all board members, and were reviewed by Dick Miller. He also reported that dues have been steadily coming in, and we are ahead in our budget figures as compared to this same time last year. Motion to accept the treasurer’s report made by Janet, 2nd by Casey; all approved.
2. **Roads** - no report
 - a. A discussion commenced under this subject regarding the problem of the “standing water” directly in front of Casey’s house, and the swale which is part of the problem. Tony will contact Chris Holman to obtain a copy of the warranty as it applies to the repair of the swale(s).
 - b. Bob Braxton reported that a “sinkhole” has started on the edge of the road in front of his house, and he has contacted ONWSA about this, and will let us know what happens. Bob suggested we be on the lookout for other sinkholes which may be starting in other areas in the complex.
3. **Grounds and Maintenance** -

- a. Ellie Giles presented five (5) written proposals from landscaping companies in response to letters she had sent out requesting bids for grounds keeping and maintenance work to be done in the complex.

The proposals were from:

Mainscape, A & B Landscape & Design, Terra Co. Landscape & Irrigation, Michelle Anderson, and Jim Silverstone. Mr. Silverstone did not submit a written proposal, only a quote in a phone conversation with Ellie.

Eric Hartwig from Mainscape came to the meeting to review his company’s proposal for the Irrigation System Modifications and Upgrade as well as the landscaping of the front entrance, and to address any questions or concerns from the board.

Casey brought a proxy from Bill Keller, and voiced Bill’s concerns regarding the “10% penalty clause if contract is cancelled.” Eric said that clause would be removed ; thus Tony immediately made the change to the contract to meet the board’s satisfaction, and the contract was approved and signed.

It is duly noted that the monies for the irrigation work and front landscaping were approved in the 2008 CSPOA budget for the amount of \$15,250.00; Mainscape came in at \$5,950.00 for irrigation , \$8,373.00 front entrance landscaping, and \$840.00 for summer annual flowers in beds at front entrance for a total of \$15,163.00.

Written proposals submitted for the mowing of all roads throughout the complex including the common areas (Tot Lot and Waterfront Lot), the maintenance of

the front entrance (mow and groom), cleaning of front drain, and fertilizing, pruning and weeding were also reviewed. They are as follows:

<u>Mainscape</u>	\$22,575.00 - 1 year contract
<u>A & B</u>	\$16,200.00 - 1 year contract or \$15,000.00 yearly for 2 years
<u>Terra Co.</u>	\$21,600.00 - 1 year contract
<u>Michelle Anderson</u>	\$17,400.00 - 1 year contract or \$16,500.00 yearly for 2 years
<u>Jim Silverthorne</u>	\$29,000.00 - 1 year contract verbal

The Board voted on A & B Landscape **pending** their acceptance of a revised, detailed statement of work with deliverables which will be prepared by Tony.

4. Welcoming –

Dick reported one (1) new resident.

5. Covenants –

Tony reported one (1) submission for house on Shellbank Road was approved.

6. Amenities - no report

7. Security -

- a. Tony reported that the security cameras have been installed at the front gate entrance and exit.
- b. Eight (8) outdoor plugs have been installed under the roofs of the three gatehouses.
- c. A new photo-electric cell system with a timer for the outside lights has been installed.

8. Legal - no report

Old/ Pending Business

1. Filing for 501c status – still pending

2. Bylaws - issue of corrections still pending.

3. Speeding –

- a. Casey reported that the Sheriff's Dept. will not run radar in the complex.
- b. Still being considered are speed bumps/humps and cobblestone sections.
Tony will contact Ryan Brummond, one of our directors, who volunteered to take up this project but has not yet reported his findings to the board.

4. Web Page - up and running w/suggestions box comments going directly to the board.

New Business

1. **Landscaping bids** - discussed under Grounds and Maintenance reports.
2. **Letters of resignations & and concerns from CSPOA** - all have been addressed and resolved.
3. **Water in front of Casey's house** - this was discussed under Roads.
4. **Damage to street sign** - Patty has ordered a new sign.
5. **Letter from Jennifer Barnes** –
Jennifer Barnes sent a letter to the members of the Board voicing her concerns regarding the speeding of vehicles throughout our complex. The Board agreed that this is a very serious matter, and does need to be resolved by this 2008 board. The Board thanks Jennifer for her conscientious input.
6. **Bill Keller's concerns re board doing business via email:**
The Board felt that this was not problem because only minor issues are discussed in the emails. The feeling was that we cannot put a hold on every matter until the next board meeting.

ADJOURNMENT

Motion to adjourn made by Bob Braxton, seconded by Patty Whaley.

Meeting adjourned at 9:30 pm

Submitted by,
Janet Gargano, Secretary.