

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

Meeting date: October 22, 2009

1. CALL TO ORDER

The meeting was held at the Sneads Ferry Community Building, and was called to order at 7:00 pm by Tony Gillespie, President.

Tony reminded those in attendance that the meeting was being recorded to insure the minutes are “good to go” onto our website.

Board members in attendance:

- Tony Gillespie - President
- Ellie Giles - 2nd Vice President
- Chris Wilkinson - Treasurer
- Casey Barnes - Director

Board members absent:

- Janet Gargano - Secretary
- Jon Frisch - 1st Vice President

Tony stated there were not enough board members present to make up a quorum; therefore, no decisions would be made at the meeting. (Five members must be present regardless if there is a proxy from an absent member)

2. MINUTES

The minutes from the September 27, 2009 **could not be approved** for lack of a quorum. They will be re-visited at the November 22nd meeting.

3. PRESIDENT’S REPORT -

Tony said he believes that the persons responsible for all the break-ins have been caught. The Sheriff’s department found quite a few items belonging to residents in this community as well as Escoba Bay and North Shores. He said it had been stated in the news that six people had been arrested, and he later found out that the people arrested had been selling a lot of the stolen items on E-bay as well as ‘Cash for Gold’ which netted them \$20,000. He noted the reports indicate approximately 70 homes had been burglarized.

Tony also noted that around the same time as the arrests, someone broke into a resident’s vehicle and took the Garmin GPS, and that person was apprehended. Ellie said she spoke to the resident, but he couldn’t give her much information as he was going to the Sheriff’s office to pick up his property.

Ellie said she was curious as to when this happened, and if the GPS was one of the stolen items recovered in connection with the arrest of the two young people picked up in Sneads Ferry. (she will try to get some more info)

COMMITTEE REPORTS

- 1. Treasurer –** Tony asked if anyone in attendance would like to review the monthly reports for the Budgets, Receivable, etc. He also noted that the balances on the budgets were about \$30,000 under budget with only two months left in this year. Tony said we have some expenses left, but we should be able to return a significant amount of money (\$25,000 to \$28,000) back into the Money Market accounts for next year. He noted that the roads will have to be redone in a few years, and the cost will be about \$250,000.

Hal Corzine, our accountant, asked if the \$2,000 bill for the camera/video surveillance system had come in yet? Chris made note of the fact that the system will cost more than \$2,000. Tony acknowledged that the entire cost would be \$4,000, but he explained that the CSPOA by-laws stipulate that when a budget is put together for the year the Board is only allowed to spend what has been approved by the property owners for that particular year.

Tony stated that the Board has to live within the budget and is allowed to spend no more than \$2,000 on an “emergency issue”, and we consider this camera/video surveillance system to be an emergency expenditure. This is to make certain that the Board does not have control over your funds; we do not have the ability to spend money that is outside the budget, and we cannot spend money on something the community did not already approve.

Therefore, the camera/video surveillance system has been put on a ballot to the property owners as a Capital Expenditure of \$4,000 to be spread over a two year period vice one year.

Approval of the Treasurer’s report will be also be re-visited at the November Board meeting.

- 2. Roads –** no report

- 3. Grounds and Maintenance-** Casey reported that he had to stop and clean out the ditches at the front entrance on his way to the meeting; he noted they had not been cleaned in a while. Tony will contact Mr. Goines of Cost Wise to make sure they keep on top of this.

Casey also mentioned that one of the lights at the front entrance was out; he couldn’t find any replacement bulbs, so he will purchase some and fix the light.

Casey also made note that people working on the house next to him are driving over the under-ground pipes, which are regular plastic pipes, and they could be crushing them. Tony said one of the projects for next year is to put in a proper swale to get the water flowing down and not onto the road

- 4. Welcoming -** Casey will pass on the list of new residents to Jennifer.

- 5. Covenants -** no new submittals

6. Amenities – no report

7. Security - no report

8. Legal - Tony stated that he put in a call to our attorney to advise him that, “we coming off the Board in 60 days and he would like something settled between now and then”.

Old/ Pending Business

Signs for the Tot Lot, dock and front entrance - Tony advised he has worked out the verbiage for the signs and will send them to the Board for review. He explained to those attending the meeting that the sign at the community dock has to be replaced because it has 19 bullet holes in it, and we now have to change the verbiage on the 3 signs to include, “no trespassing”. He stated that in finding someone in the neighborhood who has no reason to be here, there has to be NO TRESPASSING signs visibly posted in order to have the person(s) apprehended by the sheriff and removed from the property.

The new signs will read to the effect: No trespassing; members and guests only; Trespassers will be prosecuted.

New Business

The 2010 Roads and Association Budgets will be mailed out to property owners for a vote: they will show an eight per cent increase.

There will also be a ballot for two Capital Expenditures: one will be for the proposed sidewalk, and one for the camera/video surveillance system.

The sidewalk will go around the outer loop; Tony explained the reason we will begin with the outer loop is because it is a continuous 3.9 miles with no breaks because of streets. He said that as our Money Market account continues to grow we should be able to continue the inner sections in three years.

Tony gave credit to Dick Miller, who he noted did a great job managing our accounts in the past, and we have continued to make money while others have not.

Hal questioned what would happen if ONWASA decides to put in sewers; Tony said they will go on the opposite side of the road.

Tony advised that some mailboxes would have to be moved from the outer loop across to the inner loop. He also noted that any ‘brick’ mailboxes which are in the right of way will be either moved or removed by the company as part of the bid for the contract on the project.

There was some discussion regarding the telephone and cable lines which may be in the way, as well as interference with the existing storm drains and swales. Tony explained that the sidewalks will be three feet as per the national standard, and he expects that the commercial construction company will know what has to be done as part of the process.

A question was asked from the floor as to the time line for the sidewalk and if there is money in the budget. Tony responded 'yes', there is money in the 2010 budget, and if the sidewalk proposal is approved the work would most likely begin in the Spring with an anticipated completion of five months.

Good and Welfare - a question was asked from floor as to the status of the boat ramp. Tony advised that CAMA came out to inspect the proposed area and concluded there isn't enough water, and that any kind of small skiff, canoe, wave runner or the like would cause damage to the grasses.

When we receive an official written determination from CAMA that nothing can be done, Tony stated the \$20,000 would be returned back into the Money Market account.

A new resident to our neighborhood, Mr. Marc Hastings, introduced himself at the meeting and stated that he and his wife, Carole were looking forward to being a part of our community. We thank Mr. Hastings for coming to the meeting and wish he and Mrs. Hastings all the best.

ADJOURNMENT

A motion could not be made to adjourn the meeting; therefore, Tony in his capacity as President closed the meeting at 7:27 pm.

Submitted by,

Janet Gargano, Secretary

November 19, 2009

