

Bay Quarter Shores, Inc.
Board Meeting Minutes
August 9, 2008

Meeting was called to order at 8 a.m., John Collier presiding.

Board members present: Ruth Franck, Gary Morris, Frank Klein, Mike Silagyi, Fraser Getgood and Stan Johnson; also present were Dick Lee, Frank Stewart, Dianna Plummer, Rob Morris, and Saddle and Bill Piggott.

1. Minutes of the July 5, 2008, meeting were approved unanimously.
2. The financial report as of July 31, 2008, was reviewed. Mike Silagyi said the equipment-fuel cost overrun is due to the increase in gas and the expense will increase during this last month of the fiscal year by another \$200. Mike also explained the expense overrun on the pool & pump house repair & maintenance line item was due to approximately \$2,800 of pool supplies being purchased from Wardico in May 2008. The financial report was approved unanimously.

Officer Reports

1. Gary Morris had nothing to report.
2. Frasier Getgood had nothing to report.
3. Frank Klein reported that Kaballero Communications has not activated the two high-speed Internet access antennas in BQS. The delay is due to Kaballero making repairs to other antennas in their network that were recently damaged during lightning storms. He did not know when Kaballero will actually activate the antennas.
4. Stan Johnson reported that he has received one application for boat and trailer stickers that needs to be processed. All other applications have been processed. He commented that he still receives applications for automobile stickers. Apparently there is a rogue application somewhere in our system that says car and truck stickers are required.

Stan prepared and presented the following Boat Launch Ramp Use Study.

Boat Launch Ramp Use Study

Problem: Boaters who are not members of Bay Quarter Shores use the BQS boat launch facility. On some weekends, this causes congestion at the ramp and overflows the trailer parking area. A method needs to be found which will deter non-members from using the ramp.

Background: This is a long-standing problem. At some point a means of authorized user identification was established. Special BQS "green crab" decals are available to BQS members to attach to their boats and trailers. Many residents have the decals on their boats and trailers,

but some do not. This decal is a means to determine, at the ramp, who is an authorized user and who is not.

In the past, off-duty policemen have been hired to monitor the boat launch area. This has been effective but is expensive and requires advanced planning to coordinate the police presence.

The signs posted near the boat launch area do not spell out in detail the restrictions on use of the ramp. There is no gate across the approach road to control the vehicle traffic.

Possible Measures: If there is a desire by the Board of Directors to increase the control on the boat launch facility there are several measures that could be implemented:

- Make the use of police a routine action. This could be accomplished reaching an agreement with the local Sheriff's Office and by inserting a special compliance budget amount in the annual budget (and cutting funds from some other activity)*
- Hire a tow-truck company to patrol the launch area. Trailers without the BQS decal would be towed to a controlled impound area. Boaters would have to retrieve their trailers in order to upload their boats.*
- Installation of an electronic gate. Gates are available which are operated by numerical code pads. Such a gate could be installed at the entrance to the boat ramp area. The code could be distributed to decal holders, and changed periodically.*
- Installation of a cable gate. A simple one-cable gate stretched across the opening on busy weekends with an "Authorized Users Only" sign could be installed and "manned" by BQS members. A second member would be stationed nearby with a roster, application blanks and decals for BQS members who are authorized to use the ramp but do not yet have a decal.*

Analysis of Possible Measures: Each of the measures has advantages and disadvantages.

- The hiring of off-duty police requires little effort and has little risk of confrontation with irate boaters. However it is expensive and can only be instituted for a few hours each targeted weekend. It requires coordination for scheduling and payment.*
- The tow truck option seems to work in cities but may have legal consequences for a private organization like Bay Quarter Shores. Unhooking the trailers from the tow vehicle, or attempting to tow a combination of vehicles (tow vehicle and its trailer) may not be possible. Finding or creating an impoundment area may be difficult. The danger of confrontation with an irate boater may be greater with this method than preventing use in the first place. One off-shoot of this option is to hire a tow-truck to sit at the boat launch area with a sign – "Non-decal vehicles will be towed", and rely on the deterrent effect and actually not tow any vehicles.*

- *The electronic gate is an expensive one-time cost but requires minimal follow-up action. The gate can be raised most of the time, and only lowered on busy weekends. The code can be changed easily, and the new code distributed by email to decal holders. Unfortunately, the code can be leaked to unauthorized boaters. Maintenance and electric power to the gate could provide problems.*
- *The cable gate is inexpensive and can be used on an as-needed basis. It has the potential for confrontation with boaters. Possibly a non-confrontation policy could be developed (allow a belligerent boater to pass) in conjunction with a prior agreement with the Sheriff's Office to respond after-the-fact (i.e., when the unauthorized boater returns to shore). The use of a decal-while-U-wait table would allow authorized users to register their new boats with little delay.*

Recommendation: Recommend installation of a cable gate and signs. It is the least expensive and provides a service to authorized boaters (decal & registration). It can be implemented easily by BQS personnel, or used by the off-duty police if confrontation becomes a problem. Such a system could be in place for Memorial Day weekend, 2009.

John Collier recommended that any decision regarding the boat ramp be delayed until the next meeting.

Rob Morris recommended that BQS install a gate at the entrance to BQS making it a “gated community”. Mr. Morris was told this was not practical because BQS has state maintained roads.

Frank Stewart said he is in favor of some kind of gate at the boat ramp, perhaps with “daisy chain” locks.

The issue regarding a gate at the boat ramp was tabled until the October 2008 board meeting.

Stan Johnson prepared and presented the following Golf Cart Use Study.

Golf Cart Use Study

Problem: Some BQS members are not following state law in use of their golf carts. This includes underage operators, operation at night without proper lighting, and reckless driving practices.

Background: Extensive effort was required to get approval for designation of BQS as a golf cart community. Speed limits have now been reduced to allow for safe driving of properly equipped golf carts. Many families have obtained golf carts and enjoy driving them for local outings. Unfortunately, some families have allowed their unlicensed children to operate their golf carts on the public highways. Also unlighted carts have been seen driving at night and others seen “hot rodding” on grassed areas.

The carts are smaller and slower than full-size cars, but an accident can be just as serious as with a sedan. To be safe and legal, they must have a slow-vehicle triangle on the back and be equipped with lights and turn signals if operated after sundown.

A set of BQS Rules and Regulations may be needed to set forth proper procedures and establish authority for taking action against improper use of golf carts.

At the conclusion of the Golf Cart Community approval process, the Board of Directors decided not to require BQS decals on the carts. However, it now appears that some means of identification is needed.

Possible Measures: Increased control of the golf carts may require one or more of the following actions to be implemented:

- *Develop a set of Rules and Regulations for inclusion in the BQS documents.*
- *Require registration and an identifying number on each golf cart.*
- *Post golf cart use guidelines and restrictions at one or more prominent places around BQS.*
- *Host a golf cart operation and care class for residents.*

Discussion: Careful thought should go into any development of new rules. The thoughts of several members should be used to draw up such rules. The registration number should be easily visible, similar in size to an auto license plate. However, it should be inexpensive and easy to attach/apply. It may only be necessary to post the most important rules for golf cart drivers such as license, off-road and night usage aspects.

Recommendation: Recommend that a committee of three members, at least two of whom are golf cart owners, be appointed to draw up rules, regulations and procedures for BQS golf carts with a report due at the October Board meeting.

Mike Silagyi recommended that BQS incorporate the Virginia State laws regarding golf cart operation on state roads into the BQS Rules and Regulations because the board can make changes to the Rules and Regulations anytime without approval from the membership.

Fraser Getgood is concerned about enforcement. Does the board deny access to BQS amenities to repeated offenders of the golf cart laws?

A committee chaired by Stan Johnson and consisting of Frank Stewart and John Collier will study the problem, and make a recommendation to the board at the October 2008 meeting.

Stan Johnson is concerned about people parking in the clubhouse circle driveway for extended periods of time. Emergency services, in the event of an emergency, may not be able to get close

to the clubhouse and/or pool. Ruth Franck suggested additional handicapped parking slots within the circle but not within the flow of traffic. Mike Silagyi will study the situation and designate two or three additional handicapped parking spaces.

Stan Johnson reported that a committee of board members met with a member on July 5, 2008, about complaints received regarding noise and camping at their residence. The member agreed to relocate the campers to the campground. Since it was morning and all was quiet at the time the noise issue was addressed in a follow-up letter.

5. Ruth Frank has invited the Coast Guard Auxiliary to the Annual Meeting. The Coast Guard will make a short presentation at the meeting. They will set up a tent or table and talk to members regarding rules of the water, Virginia personal watercraft licensing laws, and boat safety inspections.

6. Mike Silagyi presented the following maintenance report.

Independence Day

Mike would like to thank John Simpson for his assistance with setting off the fireworks display. Mike would like to thank Curtis Black and Bill Sanford for their help with clubhouse grounds cleanup and trash removal after the fireworks and picnic.

Mike is willing to purchase the fireworks for 2009 when he travels to Pennsylvania. However, he will not set off the display.

Pier

Two pier pilings were replaced on July 18, 2008, by Sam Fisher of Fisher's Marine Construction. They were damaged on May 12, 2008, when a barge used for setting pilings broke loose from its moorings.

Clubhouse

July 24, 2008, applied caulk around the roof vent covers for the intake and exhaust stacks for one of the furnaces in the attic. Water was leaking into the clubhouse. The ceiling will be repainted when the insulation and dry wall completely dry.

Signs

Six "No Wake Zone" signs costing \$182 were ordered and will be installed at the boat ramp and dock, and on channel marker pilings in Cod Creek. This was due to complaints received from boaters regarding the waves caused by personal watercraft operators.

Pool

We have been running water into the pool for 2 hours every day since the start of July. Mike does not know if that much water is evaporating or the leaks are getting worse. Mike feels that perhaps the board should consider refurbishing the pool in 2009 rather than waiting until 2010. The pool survey and report by JoPa Pools is still scheduled for September 2008. The next board can decide on repairs after the report is received and reviewed.

Gravel Repairs

Over the past few weekends someone has been doing donuts in front of the barn and in the clubhouse parking lot with a golf cart and/or ATV. Bill Sanford is wasting time and gas on Mondays using the Kobota to repair these areas.

Swing Set

Mike has been asked by several members if mulch will be spread around the new swing set. People have specifically talked about the rubber mulch. Mike looked at this mulch at Lowe's. It is \$12.47 per bag and each bag contains .8 cubic feet of mulch which would cover approximately 1,382 square inches. This mulch is rather small and light weight, and is available in black and red.

Mike is concerned about any kind of mulch blowing and washing away in a storm. Mike recommends a border of railroad ties because of their weight. He measured an area 34 feet by 34 feet. It would take 16 railroad ties at \$14 each to make a border for \$224. Taxes and delivery are not included.

An area 34 feet by 34 feet is 166,464 square inches. When you divide 1,382 square inches into 166,464 square inches it would take 120 bags of rubber mulch for one inch of coverage. Mike recommends at least three inches of coverage. 360 bags of rubber mulch at \$12.47 per bag is \$4,489. Tax and delivery charges need to be considered.

Wood mulch comes in two cubic foot bags at around \$4 per bag. We could have three inches of coverage with approximately 150 bags. The cost would be around \$600 plus tax and delivery.

Three inches of coverage is 10.7 cubic yards. We can get 10 cubic yards of shredded hardwood mulch from Glenn Lester Co. in Wicomico Church for approximately \$270. What do you want to do if anything?

Ruth Franck has read reports that the rubber mulch retains heat and gives off odors.

Frasier Getgood feels that wood mulch is not good because of splinters and possible bug infestations. Perhaps a load of sand would suffice. Frank Stewart and Mike Silagyi both said that sand is not a good choice because of the amount of sand that is already tracked into the pool area even though an outside shower and foot bath are already provided.

John Collier feels that even railroad ties would float away in a heavy storm.

The board chose not to place a border and any kind of mulch under the swing set.

2009 Budget

Stan Johnson asked if the budget included the recommended fees increase and if the increase was designated in a separate line item for the reserve account.

Frasier Getgood asked if second notices have been sent out to members who are delinquent on the dues and if any liens have been placed on members that are two or more years in arrears. John Collier responded that yes, second notices have been sent. John Collier also stated that no liens have been placed on any properties at this time. Bay Accountants is generating a list of members in arrears and lien filing should start shortly.

A great deal of discussion centered on the line item 6020 - Assessment Dues. To Summarize:

- No one could figure out how the amounts are calculated and generated.
- The board does not know exactly how many dues are expected to be paid.
- The board needs a better way of calculating income.
- The board is concerned that approximately 15% of the calculated income will not be collected.

Mike Silagyi reminded the board that line item - 6037 Campground income will be reduced when the campers receive their deposit refunds at the close of the 2008 camping season and their units are removed.

The expenses on the draft 2009 budget exceed the estimated income by \$11,140. Mike Silagyi recommended that the following three line items be delayed: 8191 - picnic tables - \$1,200, 8193 - tennis and basketball courts - \$3,000, 8205 - clubhouse carpeting - \$15,000. These three line items amount to \$19,200. Everyone agreed to this suggestion.

The board unanimously approved a dues increase of \$30. The dues will increase from \$195 to \$225 this billing cycle and Bay Accountants will be notified.

The board approved a fee increase for associate members from \$300 to \$345. Stan Johnson opposed this fee increase amount.

The draft 2009 budget will be refined and questions concerning the line item 6020 - Assessment Dues will be clarified. The draft 2009 budget as presented was not approved. An amended budget will be presented to the membership at the Annual Meeting.

New Business

1. Stan Johnson recommended that the board reinstate the "Silver Bowl Award". In the past, the award was presented to a BQS member in recognition of outstanding service to the community. The award was lost in the clubhouse fire in 2004 and it has not been presented the past few years. John Collier stated that such an award for community service is appropriate. Stan agreed to perform research and determine if past recipients of the award can be identified. Based on this

information he can then estimate the size of plaque required, the number of name plates to be purchased and engraved, and the estimated cost.

2. Gary Morris resigned from the board for personal and business reasons. There will be five vacancies to fill and only three members have submitted resumes for consideration by the membership. Perhaps the other two vacancies can be filled at the Annual Membership Meeting.

Members Time

1. Frank Stewart said that golf cart owners need to check their home owners insurance policies to make sure that golf carts are covered. If not, they should purchase a golf cart insurance policy. Perhaps this could be announced in a future edition of the Newsletter. He is in favor of installing a gate at the boat ramp. Frank thanked the board for their work.

2. Saddle and Bill Piggott introduced themselves as new residents and asked if a permit is required to remove several dead and damaged trees on their lots. They were told a permit is required only if they are "clear cutting" a lot. They asked about decals for their automobiles and they were told automobile decals are no longer required. They asked if a mule and/or gator are considered a golf cart and they were told a mule and/or gator are not in the golf cart category. Only golf carts were approved by the Northumberland County Board of Supervisors for operation on our public roads.

3. Rob Morris suggested that BQS install card reader locks on the bathroom doors and on a gate at the boat ramp. This technology is relatively inexpensive and easy to maintain. Cards would be issued to members only after their fees are paid in full. Perhaps it would reduce the incidents of vandalism and use of amenities by nonmembers and delinquent members.

4. Roz Johnson saw a golf cart being operated by a young child, maybe 8 years of age or so, while the adult was riding as a passenger. When Roz talked to the adult about this activity, the adult told her to mind her own business.

John Collier reminded everyone that the Annual Membership Meeting and potluck picnic is August 30, 2008, at 4:00 p.m.

The meeting was adjourned at 10:05 a.m.