

**Bay Quarter Shores Association
Board Meeting Minutes
January 10, 2009**

Meeting was called to order at 9:03 a.m., Jennifer Troy-Black presiding.

Board members present: Michael Goodrich-Stuart, Jerry Gorman, Richard Lacy, Donna DeToll, Ruth Franck, and Bud Stotz; also present were Dick Lee, Curtis Black, Mike Silagyi, Frank Stewart and Bob Michael.

1. Minutes of the December meeting were approved unanimously.
2. Treasurer's Report was postponed due to a death in the family of our accountant. Jerry Gorman said he had met with the accountant and has learned there are approximately \$50,000 in late dues yet to be collected. He intends to seek an attorney to help with collections matters and have a plan in place for presentation to the board next month. He said liens may be filed but that such an action must be taken in a timely manner. He asked the board's permission to send 2nd and 3rd billing notices; a motion was made and approved unanimously to that effect. Jerry also said he feels it might be advisable to once again retain a collections agency.
3. Michael Goodrich-Stuart gave a synopsis of the maintenance report for Frank Klein, who was unable to attend the meeting. Noted in the report were the following items:
 - The clubhouse roof is still leaking; Bill Sanford suggests contacting RMC to see if vents in the roof might be redirected through side walls instead.
 - Roads and parking lots have been graded and repaired.
 - The campground has been cleared of units (except for building campers) and is ready for cleanup weather permitting.
 - Downed trees, limbs and debris were removed following a wind storm around Christmas Eve.
 - Contractors have examined dead trees in the campground to prepare bids for their removal.
 - VDOT has repaired a few potholes; more work will be done by VDOT in the future.
4. There was no compliance report. Dick Lacy asked if the board felt off-duty police officers should be hired to police the boat ramp area on busy weekends. Jennifer Troy-Black said that was the board's intention. Dick suggested the board consider using windshield notices for boats and trailers not displaying proper BQS stickers. A supply of notices could be available in the clubhouse. Dick Lacy said he plans to inventory parking signs around the clubhouse area to be able to identify any new signs that may be required.
5. Donna DeToll gave a report on the Christmas party: 36 people attended. She is planning a potential golf cart (or other vehicle) race sometime around Easter.

Old Business

1. Jennifer Troy-Black will contact Mr. Land of the Northumberland Association for Progressive Stewardship for advice on next steps to be taken concerning the phragmites which have been sprayed. Frank Stewart offered to meet with him as well. Michael Goodrich-Stuart asked about the wisdom of taking on the continued expense of the removal, which may require repeated treatments and incur labor costs to beat down the killed plants. The board will discuss Mr. Land's input at a future meeting.

2. There was discussion about the proposed golf cart rules centering around insurance. Jennifer has been told by local police officers that it is not required to have liability insurance coverage on golf carts (though it is advisable). Jerry Gorman said he believes such coverage only covers golf carts when they are operated on the insured individual's property. Others disagreed with that assessment; Jennifer said that she wonders since we are a golf cart community that the coverage may be more extensive for our members. The general conclusion of this is that golf cart operators should check on their policies to determine coverage and that she would mention this in the upcoming newsletter as a courtesy. In further discussion of golf carts, it was noted that campers will be issued removable ID cards to affix to their carts and that this fact should be added to the rules and regulations being revised. Frank Stewart noted that he had offered a couple of suggested changes/updates to the golf cart rules and Jennifer said she would incorporate them into the final document that is to be voted upon at the February meeting.

3. Mike Silagyi informed the board that a final bill for pool repair costs should be arriving in the next few days. He said he has also asked for an estimate for a new drain cover that would comply with federal safety regulations recently enacted. This device must include an automatic pump shut-off system that would activate if suction is impeded. Such a system would need to be manually restarted if it is actuated.

4. The board discussed personal watercraft docking. Dick Lacy had met with Craig Palubinsky who drew up two possible plans for floating docks. The first version has a 48-foot platform with six modules connected to the south side of the boat ramp and would cost about \$5,000; the second would be 32-feet long by 6-feet wide and have four perpendicular floating piers at a cost of about \$2,800. Dick has concerns about floating docks in that they require annual removal and may not stand up well to tidal rise/fall and wave action. Dick then brought up a third plan drawn up by Robert Morris. This option suggests the installation of three catwalks for small watercraft. Mr. Palubinsky's concern about this plan was the height difference between the watercraft and the catwalks. Dick said he and Mr. Morris recommend the third option and the board generally agreed. Dick had two companies estimate the cost of the third option. Fisher Marine Construction came in with a total cost of \$2,880; Cockerell's price was within \$100 of that amount. Jennifer Troy-Black said while she feels providing the added dock space is beneficial to members, it only partially addresses the main motivation behind the discussion, which is beach safety. She asked Dick to further investigate a floating barrier or some other means to delineate the swimming area to prevent PWCs from infringing on the beach and

endangering children and swimmers. She said that perhaps beach safety signs and barriers should take precedence over adding dock space for PWCs. The board, after some discussion, agreed that a single piling could be installed between the north side of the ramp and the boat pier, and a line or floating barrier attached to it from the boat ramp and another such line going from the piling to the shore. This would in effect identify an area where watercraft are not permitted. Dick Lacy will look into getting this project underway. (Later a quorum of board members visited the area of the boat ramp and a motion was made and unanimously approved to accept Fisher's bid for the new PWC dock area.)

5. Mike Silagyi showed the board a draft of a revised BQS directory. He said that verification of all phone numbers that will be published is being done using published phone records on the internet and in the phone book so that no members' privacy is being breached. He also encourages all members to be sure that their 911 addresses are clearly posted. When the directory is completed, Mike will have copies mailed to all BQS members who are homeowners with identifiable addresses. We will have 300 copies printed and the cover will be green so it can be easily identified as the latest version.

New Business

1. Evelyn Goudreau of Bay Quarter Drive has had some windows on her home broken over a six-month period and was concerned about possible vandalism. The windows in question face an area in which it is possible that stones thrown by lawn mowers might have caused the damage. Apparently only the outer pane of double-pane glass windows has been damaged. Jennifer Troy-Black encouraged members who suspect vandalism to contact the local sheriff immediately so their reports can be investigated.

Member Time

1. Mike Silagyi said he is still working to get the pool pump house electrical work completed by Richard Haynie. This include a momentary switch and exhaust fan.
2. Mike said a bid of \$1,500 had been received to remove four dead trees in the campground. Jennifer Troy-Black has signed the contract with Jim Robinson.
3. Bob Michael informed the board that he had observed a green canoe floating up Cod Creek during the Christmas Eve windstorm. He wished to have this included in the minutes so that if someone is seeking a canoe he/she might find the information helpful.

Meeting temporarily adjourned so board members could walk to the boat ramp area at 10:17 a.m.

Meeting reconvened in the clubhouse at 10:35 a.m.

1. A motion was made to approve the bid by Fisher Marine Construction to build additional dock space on the south side of the boat ramp. The motion was approved unanimously. Jennifer Troy-Black signed the contract submitted by Fisher's Marine Construction, Inc.

There being no further discussion, the meeting was adjourned at 10:37 a.m.