

**Bay Quarter Shores Association
Board Meeting Minutes
June 9, 2007**

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

Board members present: Michael Goodrich-Stuart, Frank Stewart, Fraser Getgood, Jennifer Troy-Black, Ruth Franck, Gary Morris, Stan Johnson, Mike Silagyi; also present were Dick Lee, Roger Guy, Curtis Black, Ada & Bob Michael, Sam Chancellor and Jim & Jean Ince.

1. Minutes of the April 14 meeting were approved unanimously with no changes.
2. The financial report was postponed until the next regular meeting since no new results have been issued in the time since the semi-annual meeting of May 26.

Old Business

1. Frank Stewart reported that a County Board of Supervisors meeting will take place this coming Thursday at the courthouse and a topic of discussion will be the speed limit reduction on Cod Creek Drive. A VDOT survey of the road had indicated that the speed of 35 mph should be retained. The board believes that the speed should be reduced to 25 mph in keeping with the Golf Cart Community status. A compromise might be to have the speed drop to 25 mph beginning at Carolina Drive as one drives toward Bay Quarter Drive. This will be discussed at the upcoming meeting. Frank asked John Collier if he could attend. John noted that he has asked the chief deputy sheriff to bring a radar speed sign (the "smart trailer") into the community soon so residents and drivers could see their speed being monitored. He also said he believes that the speed limit will be uniformly enforced. Mike Silagyi offered to permit the placement of the "smart trailer" in front of his home on Cod Creek Drive.

2. The community had been polled on the potential of having voluntary BQS stickers to apply to car windows. Cost would be \$1 per sticker with a 250 minimum. After brief discussion, the board voted 8-1 to approve purchase of the stickers which would have the purpose of enhancing pride in the BQS community. Stan Johnson will go forward on the acquisition of the stickers.

New Business

1. A budget will be prepared in the coming few months for adoption at the September Annual Meeting. John Collier encouraged board members with budget items to review and comment on their expected expenses in advance. No increase in member dues is anticipated due to good management of association funds and enhanced collection of dues in arrears. The board members commended Dick Lee on his handling of property transfer packages and ensuring that when properties sell any unpaid dues are being collected from proceeds. Mike Silagyi mentioned several items he feels should be taken

into consideration as the 2008 budget is discussed: Salary increases for BQS employees; picnic table replacements; a new shed to store equipment that will not fit into the barn; carpet for the clubhouse; contingency funds for storm clean-up; funds for the continued upkeep of Wittstat Lane; metal fire rings for the campground; and new fencing for the tennis courts.

2. John Collier reminded members that Curtis Black is serving as chair of the nominating committee. A vote for new board members will take place at the September 2, 2007, annual meeting at which final nominations will be closed.

3. An amplification of the dog leash rules was discussed. There is a county ordinance concerning dogs being kept under owners' control. The board is working to define what "under control" means in terms of BQS rules and regulations. Since this is not a covenant-related issue, the board has authority to make changes to clarify the rules. Frank Stewart is putting together a proposal for clarification to be considered by the board. A comment was made that a point to add is that the clubhouse is off limits to pets other than "service dogs."

4. Mike Silagyi said that Dick Lee had requested updating of the Rules & Regulations to include in disclosure packages provided to new property owners upon the transfer of real estate. Mike provided the board with copies of the current document for their review and comment prior to the reprint. The board unanimously adopted the revised Rules & Regulations pending review. Mike asked for comments to be returned to him by June 13. He will address comments in the final document. If fewer than 50% of the board members provide their comments by the close of business on that date, the motion for adoption is voided.

Board Member Time

1. Jennifer Troy-Black noted that she has prepared a letter to be sent to members in arrears on dues payments to help avoid the cost of sending these members' accounts to collections. Some board members commented that the letter should include payment address information, and that it should be sent with a return receipt form. The letter states that liens will be placed on properties in which dues are late; Fraser Getgood suggested that interest be charged on amounts placed as liens. In addition, members in arrears are not permitted to use BQS facilities.

2. Fraser Getgood said a request for bulkhead repair approval for a property owner on Cod Creek had been approved.

3. Ruth Franck offered thanks to John Collier for his inclusion of all members at the May semi-annual meeting.

4. Mike Silagyi offered the following report:

This report is for the period April 14, 2007, through June 08, 2007, because the May 12, 2007, business meeting was canceled.

Clubhouse

The clubhouse was used for one senior pot luck dinner, a women's club picnic, and a church social. Peggy Roberts donated \$20 to BQS for the use of the clubhouse by the women's club. Bonnie Kamenicky donated \$50 to BQS for the use of the clubhouse by the church group. A thank you note was sent to Mrs. Roberts and Ms. Kamenicky on behalf of the membership and the board. No problems were reported with the sinks or toilets.

RMC came on May 3, 2007, for the spring preventive maintenance on the heating and ventilation systems. A valve on one of the heating units was not functioning correctly. The valve was replaced on May 10, 2007, at a cost of around \$450.

We have started to prepare the east end of the main parking lot for tow vehicle and boat trailer parking because of the repair to the septic system.

Campground

Four new campers have paid for the 2007 camping season and have set their trailers. These new campers are aware of the new Rules and Regulations for managing the campground that go into effect on September 1, 2007.

There was a problem with electrical service to lot #9 in the campground. On June 6, 2007, the electrician determined that there was a break in the line somewhere between the circuit breaker box and the service box. The estimate for running a new line that would have to be dug by hand was between \$350 and \$450. I told him that was not cost effective for BQS at this time. The campers in lot #9 will run an extended service line from the service box on lot #7. They want to stay in Lot #9 because it stays dryer than lot #7 in wet conditions.

Associate Membership

Processed and approved two requests for associate memberships.

Septic System

Mike signed a contract with Thomas W. Beasley Septic Contractor on May 31, 2007, for \$37,693. BQS paid Mr. Beasley a 40% down payment which was \$15,100. Mike spoke with Mr. Beasley on June 7, 2007, and

he assured Mike that installation will start on Monday, June 11, 2007, and should take five days weather permitting.

The parking lot for tow vehicles and boat trailers will be relocated to the east end of the large parking area. Several truck loads of gravel will have to be spread in this area to accommodate the vehicle traffic and so it does not get muddy. Railroad ties were placed in this area to keep the gravel in place and to prevent users from hitting a service pole and guide wires, and driving onto private property which borders this parking area.

Swimming Pool

The pool opened May 26, 2007, as scheduled. Mike continues to receive 2007 pool registrations and update the roster. Thanks to Frank and Bill for a tremendous job getting the pool ready for the 2007 season, especially after our late 2006 summer visit from Ernesto.

5. It was noted that Frank Stewart, Mike Silagy and Roger Guy are going to pick up fireworks for the Independence Day celebration, which will take place on June 30th. Dick Lee said a permit had been obtained for the fireworks display. The fire department and rescue squad are being made aware of the celebration. The board meeting formerly scheduled for June 30th has been cancelled; the next regular meeting of the board will be on July 14th at 8 a.m.)

Member Time

John Collier opened the floor to members wishing to address the board.

1. Bob Michael offered his thanks to the board for their service to the community.
2. Curtis Black asked whether there is a noise ordinance in Northumberland County. John Collier said he will invite Richard Haynie and Northumberland County's chief deputy sheriff to the Independence Day celebration.
3. Questions about policing the boat ramp arose among board members, and the idea of hiring an off-duty deputy to monitor the ramp area and prevent trespassing was discussed. Mike Silagy recommended that strict enforcement be delayed until such time as members who had requested BQS stickers for their boats and trailers could receive them. The duties of the deputy hired to monitor the boat ramp will be to inform non-members that the boat ramp (and other BQS facilities) are intended for member use only, and to remind members of the need to obtain BQS stickers from the association's compliance officer. A list of members will be provided to the deputy. In the future, the deputy would ticket offenders.

There being no further discussion, the meeting adjourned at 8:55 a.m.