

Bayberry Cove Property Owners' Association

Meeting Minutes

July 13, 2010

- I. Persons in attendance
 - A. President: Todd Breeding
 - B. Vice-President: James Rivoir
 - C. Secretary: Laura Fleming
 - D. Treasurer: Scott Ramsay
 - E. Manager: A. D. White

- II. Opening of meeting – Called to order by President (7:02 p.m.)

- III. Homeowners' Forum (7:02 p.m.)
 - A. Resident has built permanent clothesline structure from patio rails; permanent clothesline are prohibited; only portable or temporary clotheslines (umbrella-type or others) are allowed
 - B. Kids from other nearby communities using Bayberry Cove playground facilities
 - C. Homeowners' forum closed: (7:11 p.m.)

- IV. Board Meeting - called to order (7:11 p.m.)
 - A. Reading of Minutes (7:11 p.m.)
 - 1. March 9, 2010 minutes read by Secretary; approved with correction
 - 2. May 11, 2010 minutes read by Vice-President; approved with correction
 - B. Treasurer's Report (7:20 p.m.)
 - 1. Treasurer expressed concern about delinquencies for dues; Manager responded that present delinquencies level should pose no concern
 - 2. Moved and seconded to accept treasurer's report as read
 - C. President's Report (7:27 p.m.)
 - 1. Number of rental properties in Bayberry Cove
 - 2. Board will find way to determine exact number of rentals in development and respond accordingly
 - D. Manager's Report (7:35 p.m.)
 - 1. Few violation letters sent to homeowners
 - 2. Landscaper's contract still under same terms until 2012 unless problems occur
 - 3. Some trees seem to be in stressed conditions or dying; Fleming will take clippings to nursery for inspection
 - E. Unfinished Business (7:52 p.m.)
 - 1. Investigation of damage to BMPs and evaluation of necessary repairs is ongoing
 - 2. AD will send another e-mail to Bernie about best rate for CD investments
 - F. New Business (7:57 p.m.)
 - 1. There is a need to solicit new Social Committee members; committee presently seems to be inactive; perhaps flyers can be placed on mailboxes to encourage participation
 - 2. Is a golf cart variance necessary / feasible? Vice-President will investigate
 - 3. Should "No Solicitation" signs be placed at entrances? Will place on ballot or vote on at next Annual Meeting to encourage greater attendance / involvement
 - 4. AD will provide plan /criteria for edging lawns for inspection purposes
 - D. Board Meeting – adjourned (8:13 p.m.)

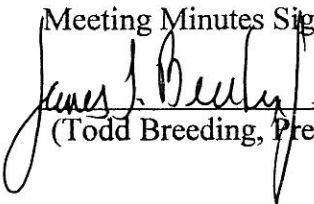
- V. Homeowners' Forum - reopened (8:13 p.m.) – no further concerns


VI. Executive Session - convened (8:13 p.m.)

1. Reserve Study – Manager recommended that association dues be raised \$.81 per month for the next three (3) years beginning with the upcoming fiscal year in order to keep reserves at adequate level and on track; Board recommends raising dues by \$1.16 per month for the upcoming fiscal year, then by \$1.00 per month for the subsequent four (4) years; Board notes that the Reserve Study, which was expensive, was paid for with homeowners money, therefore the Board feels strongly that the findings and recommendations in the study be considered and followed
2. In order to collect late fees and penalties, the Board will place a lien on said properties in November of each year
3. Board refused to honor (rejected) ~~homeowner's~~ ^{a homeowners} delinquent payment plan request; Manager will inform him via e-mail of the Board's decision
4. Board approved and signed the Resolution of Association Complaint Procedures as required by the C.I.C. Board and the C.I.C.O.
5. Storm Water Ponds – Board approved content of the contract received with the stipulation that the new effective date be changed from September 1, 2010 to January 1, 2011 to correspond with the Association's fiscal/calendar year
6. Board received official notification by our Manager Albert White that he will no longer act as our manager due to a new job; the Board is deeply distressed by his departure; the Board recognized him for his hard work, commitment and dedication to the Bayberry Cove Board and the development at-large; we will truly miss him; we realize finding his replacement will be difficult
7. Executive Session - adjourned (9:12 p.m.)

Next Board Meeting: 7:00- p.m. Tuesday, September 14, 2010 at the UPA Office, 5849 Harbour View Blvd., Suite 200, Suffolk, VA 23435 (757)484-0706

Meeting Minutes Signed:

 (Todd Breeding, President) 9/14/10 (Date)

 (Laura Fleming, Secretary) 9/14/10 (Date)