

# Bayberry Cove Property Owners' Association

## Meeting Minutes

March 11, 2008

- I. Persons in attendance
  - A. President: Janine DeMello
  - B. Secretary ; Laura Fleming
  - C. Treasurer: Scott Ramsey
  - D. Property Manager: A.D White
  - E. Several Homeowners
  
- II. Opening of meeting - Janine DeMello, President (7:11 p.m.)
  
- III. Homeowners' forum (7:11 p.m.)

Concerns and comments

  - A. A homeowner posed the possibility of a fence exceeding height guidelines; however, after much discussion it was determined there was no fence height violation
  - B. Clarification asked about quorum and by-law changes as stated in February 12, 2008 minutes; these changes have been specifically stated in previous records; (Proxies were used to meet former Declaration and By-Laws **quorum** of **50%** and amend the Declaration and By-Laws **quorum** requirement to **20%**.)
  - C. Request made for status, including members' names, for Architectural Review and other committees; forthcoming
  
- IV. Board meeting called to order (7:47 p.m.)
  - A. Reading of minutes from February 12, 2008 meeting (7:47 p.m.)

Moved and seconded to approve minutes as read subject to addendum clarifying proxy amendment as indicated above (see III-B)
  - B. Treasurer's report (7:51 p.m.)
    1. Read by Manager A.D. White
    2. Moved and seconded to approve report as read
  - C. President's report (7:53 p.m.)
    1. Acknowledged that former president, Robert Garrott, is helping to tie up loose ends
    2. Thanked new treasurer for joining board
    3. Thanked homeowners for their attendance
  - D. Manager's report (7:58 p.m.)
    1. Performed four property inspections during month
    2. Received 0 new requests for exterior modifications
    3. Met with Stormwater Pond Management LLC to discuss BMP maintenance; company will pick up trash on a more regular basis and cut back vegetation
  
- E. Social Committee Report (8:08 p.m.)
  1. Easter Egg Hunt scheduled for Saturday, March 15<sup>th</sup>
  2. No outstanding receipts from 2007
  3. Slate of activities will be the same as last year
  4. Would like for the Grounds Committee to take over the Yard-of-the-Month; moved and seconded that the manager would submit to the Social Committee addresses of three yards to be considered; committee will submit list to Audrey Peat, who will make the final decision
  
- F. Unfinished business (8:16 p.m.)

Board requested manager to check on solar lights for entrance

- G. New business (8:20 p.m.)  
Discussion about homeowners' meeting possibly occurring at a homeowner's house; manager will check on legality
- H. Board meeting adjourned (8:27 p.m.)
  
- V. Homeowners' forum reopened (8:27 p.m.) – none
  
- VI. Executive session (8:28 p.m.)  
Board meeting adjourned (8:30 p.m.)

**Next Board Meeting:** 7:00 p.m. Tuesday, April 11, 2008 at UPA Office, 6550 Town Point Road, Suite 113, Suffolk, VA 23435

J. Scudello 5/13/08  
HOA President

Laura Fleming 5/13/08  
Secretary