

Bayberry Cove Property Owners' Association

Meeting Minutes February, 2012

I. Persons in attendance

- A. President: Todd Breeding
- B. Secretary: Laura Fleming
- C. Treasurer: Scott Ramsay
- D. Member-at-Large: Richard Curtis
- E. Vice-President: Jamie Rivoir
- F. Manager: Qiana Solomon
- G. Homeowners: (3)

II. Meeting Called to Order – Todd Breeding, President (7:05 p.m.)

III. Homeowners' Forum (7:05 p.m.)

- A. Incidents of speeding within Bayberry Cove have not decreased but seem to have increased; board will seek assistance from city police to help with matter
- B. Use of BB guns by children is on the rise, especially in playground area; although some use plastic BBs, even they can cause harm; please remind children who play with such items of the need to be careful at all times
- C. Discussion about playground use options
- D. Homeowners' Forum Closed (7:20 p.m.)**

IV. Board Meeting (7:20 p.m.)

A. Reading of Minutes (7:20 p.m.)

- 1. December 13, 2011 meeting minutes read by Secretary
- 2. January 11, 2012 Annual Homeowners' meeting minutes read by President
- 3. Minutes approved as read after amendment to each *L.F. J*

B. Treasurer's Report (7:34 p.m.)

- 1. Report read by Treasure (from balance sheet for all expenditures and income as of January 31, 2012)
- 2. Treasurer and UPA agreed upon procedure for replenishing petty cash account
- 3. No current or long-term liabilities
- 4. Manager noted that accountants watch for maturation dates of CDs and reinvest each based on current best rates
- 5. Treasurer's report approved as read

C. President's Report (7:40 p.m.)

- 1. Checked on bulletin board in park
- 2. Noted that only minor repairs were needed to restore its condition

D. Grounds Committee Report (7:42 p.m.) none

E. Social Committee Report (7:42 p.m.)

- 1. Committee met in January to establish calendar of events for 2012 and review 2011 events in order to determine which events went well, which didn't and how to improve all events
- 2. Discussed how to get more residents involved; decided to send out flyer to solicit participation by males and females and urge residents to help with just one event if possible
- 3. Mr. Kohanek will attend next meeting to share ways to improve Christmas Luminaries' event
- 4. Present newsletter editor, Julie Curtis, announced that Brooke Gordon will be new editor
- 5. Committee will definitely miss Julie for her outstanding contributions and hard work as a member

F. Architectural Review Committee Report (7:50 p.m.) none

G. Manager's Report (7:50 p.m.)

1. Presented Board with "Package" which included financial report, delinquencies, re-sales, violations log, bids and contracts received, homes for sale and rentals, requests for exterior modifications
2. No new resale packages received
3. Inspections performed bi-weekly until March 31; weekly inspections start April 1, 2011
4. New landscaping contract will continue at 2011 rate until next contract renewal date
5. Board still has concern about quality of work performed by Stormwater Pond Management LLC; every report received from them reads the same (indicating ~~of~~ trash accumulation as a problem); President wants to be included in next pond inspection; ^{no JW}
6. Showed Board copy of new sign to be placed at all park entrances; edited wording on sign
7. No new ARB applications received
7. Gave Board updated list of all rentals and repos; made correction of address listed as rental

H. Unfinished Business (7:55 p.m.) none

I. New Business (7:55 p.m.) none

J. Board meeting adjourned (7:55 p.m.)

V. Homeowners' Forum Re-opened (7:57 p.m.)

- A. Homeowner interested in continuing to pursue changes to playground
- B. Homeowners' Forum Closed (7:58 p.m.)

VI. Executive Session (8:04 p.m.)

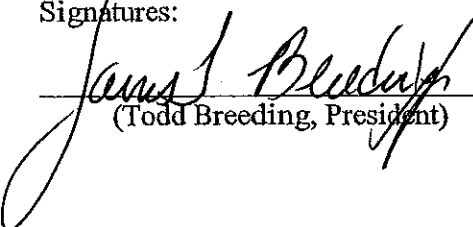
A. Actions taken

1. Perused updated version of "Declaration of Covenants, Conditions, Restrictions & Easements" distributed by Manager in order to ensure accuracy of the document; Board still had several questions; Manager will continue ~~to~~ ⁱⁿ exploration for accuracy by making comparisons with documents on file in local court. ^{JW}
2. Discussed playground renovation options
3. Discussed which Board members will attend C.A. Conference

B. Executive session adjourned (8:41 p.m.)

Next Homeowners' Meeting: 7:00 p.m. Tuesday, April 12, 2012 at United Properties Associates, 5849 Harbor View Blvd, Suite 200, Suffolk, VA. 23435 (in Konikoff Bldg. across from Rose and Womble)


Signatures:



(Todd Breeding, President)

4/17/2012

(Date)



(Laura Fleming, Secretary)

4/17/12

(Date)