

**Bayberry Cove Property Owners' Association**  
**Homeowners' Meeting Minutes**  
March 3, 2015

**I. Persons in Attendance**

- |                                    |  |
|------------------------------------|--|
| <b>A. President:</b> Todd Breeding | <b>D. Member-At-Large:</b> Whitney Moore |
| <b>B. Treasurer:</b> Brooke Gordon | <b>E. Homeowners:</b> (0)                |
| <b>C. Secretary:</b> Laura Fleming |  |

**II. Call-to-Order:** Todd Breeding, President (7:13 p.m.)

**III. Homeowners' Forum:** (7:13 p.m.)

- A. In order to help reduce the number of speeding incidents and increase safety throughout the development, the board is reaching out to the Suffolk Police Department for greater presence in area
- B. Suggested that consideration be given to hire contactors to plow main roads in Bayberry Cove when snowfall is heavy.
- C. **Homeowners' Forum Closed** (7:18 p.m.)

**IV. Board Meeting Opened** (7:18 p.m.)

- October 2014 Jtg.*
- A. **Reading of Minutes:** Minutes from ~~November 14~~, 2015 not available; will be read at next meeting
  - B. **Treasurer's Report**
    1. Report given by Treasurer; read from "Financials" ending January 1, 2015; items included: cash, operating reserves, replacement reserves, CD investments, petty cash, total assets, and liabilities
    2. Approved and adopted as read
  - C. **President's Report**
    1. President encourages homeowners to submit pictures of "Wintery Snow in Bayberry Cove" for Face Book and website
    2. Would like to see more action on Bayberry Coves' Face Book page
  - D. **Grounds Committee**
    1. Section of fence along Bob White needs repair; Manager has contacted D.H. Construction Company to fix downed fence portion
    2. Board members will walk fence perimeter in order to assess need for additional fence repairs when the weather improves
  - E. **Social Committee**
    1. Tentative date set for Easter Egg Event; committee will meet soon to make plans
    2. Annual Yard Sale coming up soon; committee wishes to coordinate with other developments for greater traffic and increased homeowners' involvement
  - F. **Architectural Review Committee**
    1. No applications for modifications to exteriors in development submitted to the ARC
    2. Homeowners need to remember that ANY exterior changes, especially color changes, must

be submitted to the ARC for approval

**G. Manager's Report**

1. Working on BMP transfer to the City of Suffolk; City informed Manager that it received calculations for pipes vs. calculations for drainage; R.L. Galloway Surveyors contacted City to find out why it had not received that data because it has been sent to the City
2. Updated Property Owner's Association Complaint Procedure; signed by board members present

**H. Unfinished Business** (none)

**I. New Business** (none)

**J. Board Meeting Adjourned** (7:55 p.m.)

**V. Homeowners' Forum Re-Opened** (7:55 p.m.)

**A. No new concerns or input**

**B. Homeowners' Forum Closed** (7:55 p.m.)

**VI. Executive Session** (7:55 p.m.)

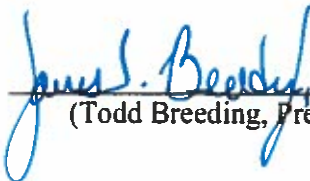
**A. Topic(s) Discussed**

1. Discussed need for change of collections attorney due to dramatic increase in fees; Board approved Pender and Coward as new collection firm
2. Manager investigating concerns about late fees, etc for January dues

**B. Executive Session Closed** (8:17 p.m.)

**VII. Meeting Adjourned** (8:17 p.m.)

**Next Annual Homeowner's Meeting and Regular Board Meeting:** 7:00 p.m. Tuesday, April 21, 2015  
at Believers Church, 4500 Peak Trail, Chesapeake, Va. 23321

  
(Todd Breeding, President)

Date 4/21/2015

  
(Laura Fleming, Secretary)

Date 4/21/15