

Bayberry Cove Property Owners' Association

Meeting Minutes
November 10, 2009

- I. Persons in Attendance
 - A. President: Todd Breeding
 - B. Vice-President: Jamie Rivoir
 - C. Secretary: Laura Fleming
 - D. Treasurer: Absent
 - E. Property: A.D. White
- II. Opening of Meeting – Todd Breeding (7:03 p.m.)
- III. Homeowners' Forum (7:03 p.m.) – concerns
 - A. Speeding on Rabey Farm Road continues; Todd will contact local police
 - B. Inquiry about the nature of construction at main entrance; Todd will check, if he sees the construction workers again
 - C. Teens on playground after dark; Jamie will watch park and call local police if necessary
 - D. Change in traffic signal cycles; unnecessarily long length of time in changing to allow residents access; previous cycle was more efficient and effective
 - E. Homeowners' Forum closed (7:17 p.m.)
- IV. Board meeting called to order (7:17 p.m.)
 - A. Reading of Minutes - minutes from previous meeting misplaced; will locate; Secretary was absent at said meeting and Carlis Brown recorded minutes (7:17 p.m.)
 - B. Treasurer's Report (7:18 p.m.)
 1. Report read by President; Treasurer absent
 2. One question about balance sheet in report
 3. Board unanimously approved treasurer's report as read
 - C. President's Report (7:21 p.m.)
 1. Several yards are in violation of codes; letters have been sent by Property Manager
 2. Letters also sent to owners whose homes are in violation of algae codes
 3. Concern received from homeowner to be addressed at a later date
 - D. Manager's Report (7:30 p.m.)
 1. Delinquencies have been turned over to the attorney for collection; Bayberry Cove is in reasonably good shape compared to other associations
 2. Tribunal Hearing scheduled for December 8, 2009
 3. Motioned and seconded to accept the manager's report
 - E. Unfinished Business (7:45 p.m.)
 1. Liners for trash cans in park too expensive to replace; evaluating options which includes replacing entire trash cans
 2. Plastic sign displaying park rules has been damaged due to vandalism; will replace with metal sign
 3. Budget
 - a. Much work has been done by Board members over three-month period
 - b. Board held numerous meetings to carefully peruse past budgets; made extensive changes to proposed budget to better reflect exactly what transpires
 - c. Proposed budget for 2010 reflects the true way present Board does business versus "grabbing numbers out of the air" by UPA

d. Board negotiated a **no-rate-hike** in fees charged by UPA to the Association for the next two (2) years – 2010 and 2011

F. New Business (7:55 p.m.)

1. Bayberry Cove Annual Homeowners' Meeting to be held January 12, 2010

2. Proxies need to be gathered

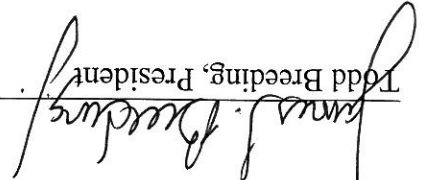
G. Board Meeting adjourned (7:56 p.m.)

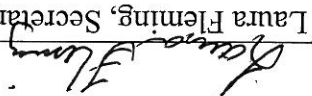
V. Homeowners' Forum re-opened (7:56 p.m.) – no concerns or further comments

VI. Executive Session (7:56 p.m.) – none

Annual Homeowners' Meeting: 7:00 p.m. Tuesday, January 12, 2010 at Believers' Church, 4500 Peek Trail, Chesapeake, VA 23321

Meeting Minutes Signed:


Todd Breeding, President
Date 1/12/2010


Laura Fleming, Secretary
Date 1/12/2010