Minutes of the Board of Directors Meeting of the Property Owners Association of Arundel on the Bay
7:00 pm Tuesday, June 14th, 2016 at Dave Delia’s House

Attendees:

Board members: Aris T. Allen, Jr., Mike Adams, Ed Conaway, Lori Strum, Dave Zeman
Officers: Dawn Davis, Donna Watts-Lamont, Roxanne Veal, Dave Delia
Committee Members: Dick Peyton; Alan Hinman
Absent: Alison Buckler; Kinley Bray
Meeting called to order at 7:00 pm by Lori Strum.
Number of Board Members Forming Quorum at 7:00 pm: 4

Discussions

Administrative

At 7:00 pm Lori Strum called the meeting to order and requested that attendees review the minutes of the March Board Meeting. Aris T. Allen, Jr. made a motion to accept the minutes and Dave Zeman seconded. All were in favor.

President’s Report

Dave Delia reported that the wine and jazz party was reporting an income of $1300 before expenses and that Roxanne Veal would confirm. Party chair Marc Apter will need assistance with the end of summer party.

The security officer job description was missing from the website, as were several minutes from meetings. Mr. Delia has coordinated with our webmistress to get these items posted.

There is an ongoing review of the AOTB POA Constitution. Mr. Delia, Mike Lord, and Phillip Allen will present their review findings to the board once completed, and then again during a General Membership Meeting.

Four street aprons and several potholes have been repaired by the county. Alan Hinman coordinated with SAMCO to repair Redwood.

Residents Larry Frederich and Nina McGarry submitted an article on rescue dogs to The Pier. That has encouraged other neighbors to do a similar article for our local ASPCA. Additionally, resident Martha McDowell committed to creating a neighborhood service list, like Angie’s list.

Aris T. Allen, Jr. coordinated the replacement of the pier pipe last week. The cost was $9,507.00. Electrical power has been installed at the beach through Alan Hinman’s coordination.

Loose boards on the pier, a sign at Cedar, and boat ramp will be replaced. Mr. Delia installed seagull deflectors on the pier. The sewage pipe needs work and Mr. Allen is managing. A new equipment box for the pier is needed or the old box must be repaired.

The boat ramp pier will be repaired by resident James Reno as part of an Eagle Scout project. Projected supplies cost $2K. Extensive discussions have been had.
Mr. Delia spoke with Brad of Total Lawn about permits for the proposed path on off Myrtle. Brad has pledged to seek county guidance to see if a permit is necessary. Ed Conaway volunteered to contact Brad to assist. Mr. Delia also discussed the dog stations with Brad, and emphasized that they are integral to landscaping. Brad committed to doing better with emptying the stations and replacing bags.

Mr. Delia spoke with the realtor of the home for sale that has a drainage pipe directed at AOTB right-of-way at Newport and Myrtle; the realtor agreed to have the pipe redirected.

The board of directors needs a replacement for member Kinley Bray who resigned today. Mr. Delia will send an email to residents he is considering and additionally send an email blast to the community and make an appeal at the General Membership Meeting. Mr. Delia will make a decision by July 5th for confirmation at the July 12th Board of Directors Meeting.

The board needs to find a replacement for Sheila Keating by or before this fall; Ms. Keating will probably have to leave in late 2016.

The contributions account may have been compromised as we did not receive a statement when expected and it may have been misdirected. The bank advised that we may have to consider opening a new account. Roxanne Veal and Sheila Keating will discuss.

Our attorney is still taking depositions for the lawsuit and has received answers in from the Cobles and Atterbearys; insurance is currently paying legal fees but the insurance company is still reserving the right of refusal.

Mr. Delia asked Secretary Dawn Davis if any progress has been made on 2017 meeting sites and reminded that we need to get 2017 reservations in by October. Ms. Davis advised that she will be attending sign up in October for both the Hillsmere and West Street libraries.

The next Board of Directors meeting is July 12th at Dave Delia’s house.
The next General Membership Meeting is June 18th at the West Street Library; 11:45am – 1:15pm

A sign has been added to the entrance advising of the meeting and an email blast has been sent. Mr. Delia solicited a person to bring water to the meeting and Donna Watts-Lamont volunteered.

After the General Membership Meeting is called to order and the previous GMM minutes approved, the first order of business will for Donna Watts-Lamont to close election voting.

Treasurer’s Report

Roxanne Veal distributed the Treasurer’s report and asked the board to review. Ms. Veal recapped that the bank balance is $181,448, that the wine and jazz party brought in $1330.00 with expenses of $827.55, and that the 5K netted $1,108.76 after expenses.

Discussion about selling more wine and increasing attendance at the wine and jazz party ensued. Different wines, ending the adults only classification, and sending flyers for the party earlier were among the suggestions.
Mr. Delia suggested that AOTB parties should be run by a committee. Mr. Delia appointed Ms. Watts-Lamont as coordinator of the hospitality and recreation committee. Ms. Watts-Lamont will have a meeting at her house. A committee chair will be elected at that meeting.

**Beach/Electrical Upgrade and Road Maintenance**

Alan Hinman reported that the asphalt issue on Redwood (between Cohasset and Newport) had been noted and repaired. Cracking was due to a bad batch of asphalt and the road was completely resurfaced at the contractor’s expense.

The electrical upgrade at the shoreline was completed and tested. Lori Strum volunteered to source locks for the electrical box.

Complaints have been received about the depression near the pier – it gets muddy and dug out. It needs gravel or dirt or sand. Mr. Hinman said he would look into it. Mr. A. Allen suggested sand as the best option.

**Security**

Mike Adams reported that he had no updates. Security Officer Mike Harris has been in the neighborhood, patrolling. There have been more County squad cars patrolling as well.

Mr. Delia asked that security keep an eye out down by the point – he has recently found two miniature baggies indicative of drug activity.

Ms. Strum also suggested that we place a reminder to lock cars when parking at the pier, and that cars should be locked whenever they are outside.

**Pier Maintenance**

Aris T. Allen, Jr. reported that the pier pipeline had been completed, as had been noted by Mr. Delia.

The pipe for the sewage pump out system will need repairs and quotes are forthcoming.

The dock box needs to be replaced as the lid is gone. Mike Postelwaite has volunteered to make a top for the box. Mr. Delia suggested, and Mr. Allen agreed, that holes should be drilled in the bottom of the box for drainage, especially if new lid is not 100% waterproof.

Lori Strum’s husband welded the ladder and it’s back on the pier and repaired.

**Shoreline**

Ed Conaway presented a tabulation of engineering price proposals. With a project description reading, “Living shoreline, involving approximately 500 linear feet of near-shore segmented stone breakwaters (tombolo type) and stone breakwater spur, the potential removal of an existing timber bulkhead, sand fill, marsh grass planting and restoration of all graded and disturbed areas, four proposals were received and are noted below.
Bray Hill LLC 23,450.00
Bayland Consultants 28,000.00
Coastline Design, 37,500.00
Davis, Bowen & Friedel, 63,000.00
(courtesy bid from firm who previously did work for AOTB)

A fifth company, Sustainable Design, decided to go into a teaming arrangement with Bray Hill.

On Thursday at 10:00 am Tom Brower and Mr. Conaway will be meeting with Cam McLachlan and Bray Hill LLC to make sure they completely understand the work scope and level of quality expected, and have no questions. Bray Hill is the preferred vendor.

Bayland Consultants is the second preference. The DNR has indicated that any of these firms are strong.

After officially selecting a vendor we will collect a certificate of insurance showing AOTB as additional insured and their professional liability insurance naming us as well. There will be a hold harmless clause in the contract.

Mr. Conaway confirmed that he will present this information at the General Membership Meeting on Saturday, June 18th.

Selection of the contractor will take place, subject to permits and approvals, by late January 2017. Work will start around early March 2017, and the long term goal is to be completed by July 4th weekend, by Labor Day at the latest.

**Elections**

Donna Watts-Lamont reported that many ballots have been mailed back in. Seven ballots were returned with incorrect addresses although addresses are from the tax records.

Ms. Watts-Lamont reminded that ballots can be submitted up until the start of the General Membership Meeting on June 18th.

**Open Discussion**

Ms. Watts-Lamont offered the Metropolitan Fire Protection report. Mr. Allen volunteered to store it.

Contract information for the dumpsters have been signed and submitted. An email blast will be going out. The dumpsters will be here in September.

Ms. Watts-Lamont attended a meeting on June 6th about the transportation study. The county is proposing widening Forest Drive to include five-foot sidewalks, bike lanes, three travel lanes in each direction, and a turning lane. How this magical autobahn will fit no one on our board knows, but in the event of an emergency it would provide a way to get out.

Mr. Conaway reported that we have three people on the wait list for the kayak racks.
Mr. Delia said he will stage a walk through starting at about 9 pm to identify which areas are dark and in need of street lights.

Mr. Delia reminded that an appointment is needed for the board.

**Adjournment**

At 8:44pm Dave Zeman made a motion to adjourn. Aris T. Allen, Jr. seconded. All were in favor.

*Recorded and submitted by Dawn M. Davis, Secretary, Property Owners Association of Arundel on the Bay. June 14th, 2016.*