

**MINUTES
COLINGTON HARBOUR ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MAY 15, 2012**

Roll Call & Verification of Quorum: Don Brady, John Collins, Frank Hendricks, Steve Ornstein, and Ken Pagurek were in attendance. Present on behalf of the Association was Deke Bolte and Niels Moore.

Proceeding:

Meeting called to order in the Clubhouse at 7:07 PM by President Pagurek. A moment of silence was observed.

The meeting agenda was reviewed. Mr. Hendricks motioned to approve the agenda as written, and Mr. Collins seconded. The motion carried unanimously.

The minutes of the April 17, 2012 Board Meeting were read silently. Mr. Collins motioned to approve the minutes as written, and Mr. Hendricks seconded. The motion carried unanimously.

ACC Report: Chairman Bob Hopkins was not in attendance. Mr. Bolte reviewed the ACC applications received and reviewed since the last Board meeting.

Community Watch Report: Chairman Doug Miller reported two B&Es, 1 mailbox stolen, 1 gas can stolen from a work boat in the Harbour and subsequently detonated in the parking lot, and 1 sunfish stolen and subsequently recovered in the Harbour during the last month. Mr. Miller indicated that the Sheriff's department will be participating in the upcoming Harbour Pig Picking in May. Mr. Collins inquired as to the availability of McGruff the crime dog, and Mr. Miller will request his attendance, as well.

Comments from the floor: Mr. Pagurek opened the floor to comments. Jack Leonard asked about the health of Mr. Carroll, and presented a check for \$23K from the Yacht & Racquet Club to the Association for its share of the new park bath house. Bill Froehlich stated that the historic marker in the Harbour was also vandalized recently. Mary Ann Johnston stated that the Association clubhouse is in need of power washing and a new coat of paint on the back door. After all members had the opportunity to provide comment, Mr. Pagurek closed the floor.

Board Members Reports / Comments: Mr. Collins reviewed Association financial statements as of April 30, 2012, and indicated that finances were in good shape. He expressed concern about the seven unleased boat slips in the Harbour, and suggested that the rates imposed several years ago are too high and should be reviewed. Mr. Bolte recommended that daily and weekly rentals of the unleased slips also be permitted. The Board concurred.

Mr. Brady remarked that he witnessed a red convertible car driving extremely recklessly through the Harbour recently – littering, as well. He also recommended that staff use pellets in the standing water around the maintenance yard to eliminate mosquito larvae.

Manager's Report: Mr. Bolte stated that staff has been very busy with the in-season approaching. The long-awaited recycling shed construction has been delayed due to volunteers working in the park and other obligations, but should begin shortly.

Old Business:

- A. Park Restrooms Status.** Construction is rapidly continuing. The roof has been installed, doors are onsite, and completion is still projected prior to Memorial Day.
- B. Water Issue at HVD/Sunset Drive.** Mr. Pagurek reported the drains are not working on Sunset Drive. Other locations requiring drains have been identified.
- C. Park Playground Equipment.** All playground equipment has been erected except the

swings on the six-seater. Mr. Creacy has volunteered his bobcat to grade the park, once all construction is complete.

New Business:

- A. Paving Options on Rhodums.(Including Possible Swales and Grading).** Staff has collected bids on the paving project, however, a drainage issue must be resolved prior to initiation of the project. Staff is evaluating various options to complete this work.
- B. Boat Slip Costs (Reductions).** The Board agreed to hold a workshop to discuss boat slip lease pricing.
- C. Funding for the Capital Reserve Study in the Upcoming Budget.** Mr. Collins recommend that the upcoming fiscal year budget earmark \$2K for conducting a Capital Reserve Study of the common property elements of the Association. The Board concurred.
- D. Park Reservations, Costs and Definition of What Constitutes an “Event”.** Mr. Collins expressed concerns about the current budget shortfall for park rentals, and opined that the new rental rates may be too high. He recommended that staff examine the pricing structure and consider reducing rates to encourage more usage and higher user fees. The Board concurred.

Comments from the floor: Mr. Pagurek opened the floor to comments. Mrs. Johnson requested that the Association use both sides of paper distributed in Annual Meeting packets in the future. Mr. Froelich expressed interest in future proposed budgets reflecting both current and future budgets. Ken Johnson inquired how many homes have actually been constructed in the Harbour. Mr. Bolte responded that approximately 2,000 homes have been built. After all members had the opportunity to provide comment, Mr. Pagurek closed the floor.

Adjournment: There being no further business, the meeting was adjourned at 7:47 PM.