

**MINUTES  
COLINGTON HARBOUR ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
NOVEMBER 19, 2013**

**Roll Call & Verification of Quorum:** Marion Carroll, John Collins, Bill Froehlich, Frank Hendricks, Bill Hentrik, Steve Ornstein and Dennis Linkous were in attendance. Present on behalf of the Association was Deke Bolte and Casey Elkie.

**Proceeding:**

Meeting called to order in the Clubhouse at 7:00 PM by Chairman Ornstein. A moment of silence was observed.

The meeting agenda was reviewed. Mr. Collins made a motion to change the agenda, adding copier purchase under new business. Mr. Hendricks seconded the motion, and it carried unanimously.

The minutes of the October, 2013 Board Meeting were read silently. Mr. Collins motioned to accept the minutes as presented. Mr. Carroll seconded the motion, and it carried unanimously.

**ACC Report:** Chairman Bob Hopkins was not in attendance. Mr. Bolte stated that the ACC met today, and reviewed seven applications (mostly fences, bulkhead, and dock/lift repairs) – and all seven were approved.

**Community Watch Report:** Chairman Doug Miller relayed that the Harbour has been relatively quiet crime-wise. Mr. Miller passed out 400 flyers with Halloween safety tips at the gate on Halloween, and other than a few minor incidents, there was nothing major to report. He did remind everyone to be vigil and ensure that cars are locked, as we are entering the holiday season.

**Comments from the floor:** Mr. Ornstein opened the floor to comments. There being no comments by attendees, Mr. Ornstein closed the floor.

**Board Members Reports / Comments:** Mr. Carroll reminded everyone that there will be two Board openings in June, and that staff should start getting the word out now and see if there is any interest in the spots. Mr. Hendricks reminded everyone that winter is coming, and to make sure to check and clean smoke detectors. Mr. Collins gave a treasurers report and provided details of the current Association financials. Mr. Collins made a motion advising Cape Management to not charge any unauthorized fees related to real estate transactions unless approved by the Board. Mr. Hendricks seconded the motion and it carried unanimously.

No other Board members provided a report.

**Manager's Report:** Mr. Bolte advised Alldrege Plumbing to start work on the drainage project on Harbour View soon; Maintenance has finished cutting the empty lots for the season, and continues to remove low hanging limbs and obstructions at key traffic intersections; Maintenance employee Paul Deaver has resigned, and Barron Burch, who was cutting the empty lots has agreed to assume Paul's position at least through the winter; Maintenance reconditioned the Maintenance Yard sign giving it a much needed facelift; The new garden of the month sign has been delivered and is in place, and the Committee is very pleased with it.

### **Old Business:**

- A. North Jetty.** Mr. Bolte has left a message for Ivan Sawyer, but has not heard back at the time of the meeting. Mr. Froehlich went over a Board discussion about approval of the concrete cap, and said they are still waiting for costs on stainless hardware, and they expect test pilings to begin soon.
- B. Maintenance Yard.** Mr. Bolte relayed that the maintenance yard is now only open on Saturdays but has been busy. Only a small number of complaints about the change have been received. Mr. Ornstein asked that the website be updated reflecting the new hours.

### **New Business:**

- A. Shared Internet Router.** Mr. Collins explained that the internet that is shared by CHA and CHYRC and due to heat buildup issues in the security closet, a second router has failed. After discussion and research, he explained a new type of router that -- while still providing guest access for the pool and clubhouse -- helps to keep the office internet connection more secure. The cost is approximately \$200, and the cost will be shared with CHYRC. Mr. Hendricks made a motion to buy the router, it was seconded by Mr. Collins. The motion passed unanimously.
- B. Security Closet Venting.** Mr. Collins explained that the heat buildup in the small closet is due to the very enclosure area, and that the high temperature is causing issues with the equipment. Maintenance is going to look at the situation and vent the closet to help prevent further issues.
- C. Copier Purchase.** After researching and discussing the copier situation, the Association determined that it will save money by purchasing the existing copier, and keeping the maintenance contract for it. It is hope that the copier will last another three years. Mr. Collins made a motion to purchase existing copier, and Mr. Hendricks seconded. The motion passed unanimously.

**Comments from the floor:** Mr. Ornstein opened the floor to comments. Mr. Hentnik asked about the status of property inspections throughout the Harbour. Mr. Bolte said they are ongoing, and the Board worksheet is being updated regularly. Mr. Froehlich asked about the status of the dead tree located on Banks Ct. Mr. Bolte said he had spoken with the owner, and the tree should come down by December 15<sup>th</sup>. There being no comment provided by attendees, Mr. Ornstein closed the floor.

**Adjournment:** There being no further business, the meeting was adjourned at 7:27 PM.