

**APPROVED MINUTES  
COLINGTON HARBOUR ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
MARCH 18, 2014**

**Roll Call & Verification of Quorum:** Board members Marion Carroll, John Collins, Frank Hendricks, Bill Hentrik, Steve Ornstein and Ron Rossi were in attendance. Deke Bolte and Niels Moore were in attendance on behalf of Cape Management.

**Proceeding:**

The meeting was 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. Ornstein proposed to amend the agenda to include 'workshop decisions' as a new item under Old Business. Mr. Collins motioned to approve the agenda as amended. Mr. Hendricks seconded, and the motion carried unanimously.

The minutes of the February, 2014 Board Meeting were read silently. Mr. Carroll motioned to accept the minutes as presented. Mr. Hendricks seconded the motion, and it carried unanimously.

**ACC Report:** Chairman Bob Hopkins was not in attendance. Mr. Bolte provided an update, and briefly reviewed the various applications received since the last Board meeting.

**Community Watch Report:** Chairman Doug Miller was not in attendance. Mr. Bolte reviewed the Community Watch Report prepared by Mr. Miller which included the full crime report since the last Board meeting.

**Comments from the floor:** Mr. Ornstein opened the floor to comments. Ms. Irons provided several suggestions regarding front gate security and personnel as well as the Sherriff's department protocol within the Harbour. She also expressed concerns about the behavior of some security personnel. Another resident questioned the parking of large military vehicles at a residence on Colington Drive. Mr. Bolte responded that the owner has been notified to remove them. Mr. Delbusso relayed concerns about the drainage work on Harborview Drive, and requested the Board take action to resolve ongoing problems. There being no further comment provided by attendees, Mr. Ornstein closed the floor.

**Board Members Reports / Comments:** Mr. Hendricks stated that he was in receipt of a letter expressing concerns about the condition of a property located on Sir Chandler Drive. Mr. Bolte responded that he has been in touch with the owner, and is working to resolve the appearance issues.

Mr. Collins provided the Board with a brief summary of the Association's balance sheet and dues collection rate.

No other Board members provided a report.

**Manager's Report:** Mr. Bolte updated the Board on the assistant staffing search underway by Cape; He relayed that maintenance staff has been removing right-of-way impediments and real estate sign violations, filling low street shoulders with crush and run, and preparing equipment for the upcoming lawncutting season; Mr. Bolte and staff continue to address vehicles improperly located in the right-of-way; Other maintenance and administrative functions continue, as normal.

### **Old Business:**

- A. North Jetty.** Ivan Sawyer has the project underway, but it has been slowed by bad weather conditions.
- B. Harbour View Drainage Work.** Staff is looking at options to resolve ongoing water problems relating to this project. Mr. Bolte and the Board discussed a number of potential solutions, and resolved to continue work to hopefully rectify the situation as quickly as possible.
- C. Workshop Items.** Mr. Ornstein indicated that at its most recent workshop, the Board granted a variance request on Lee Court; resolved that chickens and livestock do not constitute “pets” within the community; approved a 4% increase in the annual dues assessment; granted a variance request on Clipper Court; and provided potential proxy form changes and covenant updates to Association legal counsel.

### **New Business:**

- A. Yard Hours.** The Board resolved to address operating hours of the Maintenance Yard at its next workshop.
- B. Prince Charles Ct.** Mr. Ornstein relayed an ongoing problem between neighbors on Prince Charles Court. Mr. Bolte indicated that corrective covenant enforcement action is currently in motion.

**Comments from the floor:** Mr. Ornstein opened the floor to comments. Mr. Delbusso relayed additional concerns about the water drainage work on Harborview Drive, and recommended that the Board engage an engineer to develop a solution. Another resident also expressed his frustration with utility lines that were inadvertently cut during construction. Another neighboring resident expressed thanks to the Board for finally completing the drainage work. There being no further comment provided by attendees, Mr. Ornstein closed the floor.

**Adjournment:** There being no further business, the meeting was adjourned at 7:52 PM.