

**MINUTES
COLINGTON HARBOUR ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JULY 20, 2010**

Roll Call & Verification of Quorum: Frank Hendricks, Ken Pagurek, John Collins, Dennis Linkous, Don Brady, and Melissa McAllister. Present on behalf of Cape Management were Deke Bolte, Niels Moore, and Sherry Martin.

Proceeding:

Meeting called to order in the Clubhouse at 7:06 PM by President, Ken Pagurek. A moment of silence was observed.

The minutes of the May 18, 2010 Board Meeting were silently read. Mr. Collins motioned that the minutes be accepted as written. Mr. Hendricks seconded the motion, all were in favor, and the motion carried approving the minutes as written.

ACC Report: Mr. Hopkins gave the ACC report, noting that the Committee received 15 applications between June 16 and July 20, 2010, including seven marine applications, two new home applications, five home addition applications, and one fence application.

Crime Report: Mr. Bolte summarized recent criminal activity within the Harbour and explained that he, the Board, and the Crime Watch Chair, Jerry Raveling, are working with the local authorities to identify those responsible for the activity which primarily consists of vandalism and petty theft. Mr. Bolte noted that it appears some of the crimes are being committed via boat, thus Marine Patrol has also been made aware of the ongoing investigations. Based on conversations with the police department, Mr. Bolte recommended the Board reinstate the Harbour Crime Patrol to be staffed by community volunteers. Mr. Bolte explained that Crime Patrol volunteers would first receive training/orientation from the police department and then would take turns patrolling the community. Patrol members would observe and report suspicious activity to the local authorities and the authorities would handle the investigations and apprehensions. Mr. Bolte also suggested the Association provide volunteers with shirts identifying them as Crime Patrol members. Mr. Collins motioned that community Crime Patrol be reinstated per Mr. Bolte's suggestions, Mr. Hendricks seconded the motion; all were in favor, thus the motion carried. Mr. Bolte will coordinate the patrol. In addition to the new crime patrol, it was noted that Mr. Bolte and the Board are working to increase the number of security cameras within the Harbour and making security camera feeds more widely accessible for increased monitoring.

Comments from the floor: Mr. Pagurek opened the floor to comments and requested owners keep comments to three minutes or less. Several owners spoke on a variety of topics. After all had an opportunity to speak, Mr. Pagurek closed the floor and moved on to monthly reports.

Reports or General Comments from Member At Large: Ms. McAllister asked to go on record with concern that there was a 6:30 Executive Session of the board held just prior to tonight's meeting and not all board members were given notice of the session. Ms. McAllister stated that she was unaware of the session and therefore missed most of it.

Ms. McAllister requested the Board resume pursuit of needed bulkhead maintenance as the Board had done in the past.

Ms. McAllister noted that she is working with George Wood to obtain an all inclusive major CAMA permit.

Ms. McAllister introduced the new Board Member, Dennis Linkous, who was appointed following Rikki Schuster's resignation. Ms. McAllister noted that she had encouraged the Board to consider appointing Bryan Orosen as Ms. Schuster's replacement instead of Mr. Linkous. While Ms. McAllister had no qualms with Mr. Linkous, she felt Mr. Orosen would have been the more appropriate appointment given that he was the second runner up from the prior month's Board of Director's election.

Ms. McAllister also noted that she had just received an ACC variance application. The group agreed that the Board would review the application at the 7/29 workshop. Mr. Collins explained that Ms. McAllister recently asked to serve on the ACC and the entire Board was supportive of her request.

Reports or General Comments from the 1st Vice President: N/A

Reports or General Comments from the 2nd Vice President: Mr. Brady stated that three No Wake signs were recently installed and there were several more signs to be installed. Mr. Brady asked if any members with boats would volunteer to assist him with sign installation. Mr. Linkous volunteered the use of his pontoon boat for this purpose.

Reports or General Comments from the President: Mr. Pagurek relayed the unfortunate news that former Board President John Bowens recently passed away. Mr. Pagurek also explained that the Board recently approved a yard sale to be held in the clubhouse parking lot.

Reports or General Comments from the Treasurer: Mr. Collins reviewed the Association's financials as of June 30, 2010. Mr. Collins noted that there was a \$64,500 surplus in the 2009/2010 operating budget and, per the owner vote taken at the June annual meeting, the surplus was rolled over to the 2010/2011 operating budget, where 20% of the surplus was allocated to a Director's discretionary fund and the remaining 80% of the was allocated to paving. Mr. Collins then reviewed each budget line item and noted that the numbers are unaudited and also don't take depreciation into account. Mr. Collins also noted that the association opened a new East Carolina Bank account in recent months and that multiple accounts were necessary to ensure full FDIC coverage for the Association's funds. Mr. Collins then opened the floor to questions. Ms. McAllister noted that launch fees were over budget but questioned why boat slip revenue was under budget. Mr. Bolte explained that several slip "owners" have failed to pay their slip rent; Cape is working to collect on these past due accounts and is also now working to rent empty slips on a weekly basis which shows promise.

Reports or General Comments from the Secretary: N/A

Reports or General Comments from the Chairman: N/A

Manager's Report: Mr. Bolte reviewed the manager's report in the meeting package, noting that 100,000 vehicles had passed through the association's gate since the last board meeting. Mr. Bolte offered extensive praise for the Association's maintenance, guard staff, and volunteers deserved for their hard work this summer. Mr. Bolte also noted that there is still a lot of cleanup work to be done and encouraged owners to volunteer for the various committees.

Old Business:

- A. Bulkhead Replacement** – No discussion?
- B. Covenant's Revisions** – It was noted that the attorney has been out of town, thus no update.
- C. Paving Update** – Following group discussion on the Association's paving needs, Mr. Collins motioned that a Paving Committee be established effective immediately consisting of Melissa McAllister, Bob Hopkins, Bill Snidow, and Eric Morrison. Mr. Hendricks seconded the motion; all were in favor, thus the motion carried.
- D. Jetty Evaluation** – Ms. McAllister recommended that Lynn Smalls be involved in the south jetty repair. Mr. Smalls agreed to talk with John Cece regarding the necessary CAMA permits. Ms. McAllister noted that the north jetty work would likely require a special assessment of approximately \$160 per lot. Several owners asked questions.

New Business:

- A. Groundwater Contaminant Assessment** – The Board explained that this request has been turned over to legal counsel and the Board is awaiting a response.
- B. Upcoming Violation Hearings** – Ms. McAllister inquired about the hearing notices to the two owners in violation. Mr. Moore stated that one notice will go out very soon. The second notice will go out as soon as the owner is identified and located.

Comments from the floor: Mr. Pagurek again opened the floor to comments. After all owners had an opportunity to be heard, Mr. Pagurek closed the floor.

Adjournment: A motion was made, seconded, and unanimously approved to adjourn the meeting at 8:37 pm.