

Overlook Bay BOD Teleconference meeting  
12/4/2013  
7 pm  
Minutes reviewed and approved by BOD

The teleconference was called to order at 7 pm by Pete Lombardi (P)

Those in attendance were Pete Lombardi (P), Bill Yri (VP), Ken Taylor (T), Tom Gill (M), Lisa Combs (M), and Jack Koenig (M)

1. First item of discussion was the blower for the John Deer tractor so that we can clear debris from the roads after storms. The board has discussed this in the past and a blower seemed to be the best solution for us. Jack had provided a cost estimate which the board has had an opportunity to review. The cost will be offset with credit for some wheel weights for the tractor which are no longer needed given we are using fluid in the tires. After credit the bill will be something under \$4500.00. Jack will deliver the unit and demonstrate operation of the unit to our maintenance man as part of the price. After some discussion, Pete made a motion to purchase the blower which was seconded by both Tom and Bill. Vote to make the purchase was unanimous.
2. Next item of discussion was the new Security System by Ken. The camera is on and working. The internet connection issue has now been resolved by the company and that is working. We have team view software that allows persons approved by the board to view what the camera is seeing. The on-line view provides a good picture of incoming and departing vehicles both day and night. The pictures taken by the motion sensor in the camera stores the pictures for approximately 4 months so if an owner reports a theft or issue, the stored pictures for the time period of interest can be reviewed to obtain license numbers and vehicle description. Once we have the people identified that wish to have on-line viewing privileges the security company will host a webinar training session on how to use the system. The heating and vent system for the equipment needs to be monitored to fine tune the set up so that temperature and humidity stay within needed limits.
3. Next item of discussion are development of rules to be posted for the Marina and Barn. This was follow up from prior discussion that in order to enforce any desired behavior we must have posted rules. Inconsiderate blocking of the marina ramp with unattended vehicles and trailers being parked improperly in the development brought this issue to the forefront this last summer season. Bill Yri will develop a draft set of rules using input which

has been provided and intends to have a draft for BOD review before Christmas. The intent is to have these rules go out with a newsletter soon after the first of the year. The newsletter will also be used to thank the owners for the great response in voting which allowed us to obtain a quorum for the first time at our Owners meeting in Oct. Having obtained that quorum the Board of Directors is now an official body, not just a temporary operating body and this has significant legal meaning for our Overlook Bay Development. As we closed this discussion, Pete invited any board member to submit articles of interest which could be posted on our Overlook Bay website.

4. The next item of discussion was the status with our Lawyer. Ken provided an update. The topic stems from the fact that we have had very little feedback on issues from the lawyer on issues like our lawsuit with Flat Hollow Marina and concerns we have taken to him regarding rental issues where rentals are being made for less than a full week which is not allowed by the covenants and other issues. The good news is that the lawyer seems to indicate that now that we obtained a quorum and are an officially elected Board that it will be possible now to be more proactive and we should be able to now make some progress on our issues. A key part of this will be to develop rules making sure there are ways to enforce them. Once we have rules posted, we can direct that any rental lease include a listing of the rules which again is aimed at allowing us to enforce the rules.
5. The next item of discussion was Rentals. This is a very involved topic with many issues. We had a wide ranging discussion, but the topic is so involved that a separate telecom will be set up in the near future for more detailed discussion of the rental issues.
6. The next item of discussion was status of the Homeowner dues notice which goes out early each Jan. Ken stated that he is set up to do the mailing.
7. The final item of discussion was our Maintenance Person. Pete provided an update of his weekly discussion with Bob (Our Maintenance person). There have been some maintenance issues this summer driven by a number of factors. Pete had a lengthy discussion with Bob regarding the scope of work needed as we get more full time owners living in the development. Bob is also working to line up additional part time help to replace some that have decided not to work here. The part time help allows Bob to concentrate on the work scope that requires the major equipment operation and allows the tasks requiring less skill to be done by helpers. This will free up time for Bob to focus on the more major work. Since Pete is not living at the development he needs help from those of us that do live here or visit more

regularly to send him e-mails regarding items that need work so he can address them in his weekly status meeting with Bob

The meeting was adjourned at 8:40 pm

Respectfully submitted,

William Yri, Overlook Bay BOD VP & Secretary