

Overlook Bay BOD Teleconferencing Meeting
7/29/2014
Minutes submitted to and approved by Overlook Bay BOD

The teleconference was called to order at 8 pm by Pete Lombardi (P)

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

Pete opened the meeting explaining that the short notice was due to a need to deal with some issues regarding our maintenance arrangements. We will also update the prep for coming annual meeting and update the results of the mediation on the lawsuit.

Pete said when he arrived in the area and met with Bob, our maintenance person, that Bob told him that due to his day job time demands and now that he is living in town that he no longer had the time to work for us and he quit. Pete asked him to return all OB equipment to the Barn and turn in his keys. Later that night Bob called Pete and said if we could increase his pay by \$10/ hour he could perhaps balance the time to do our work. Pete told him we would get back to him.

We had an extensive discussion of options and settled that we would hire a landscaper (Scott) to get the entry way garden area under control and maintain it. He was the original contractor that put it in for the developer. We had gotten an estimate of about \$2,500 for the restore and two maintenance visits a year. We voted unanimous to negotiate a contract with him for the work. (Latitude for negotiation is \$2500 to \$3,000. He does not do mowing work, so Tom and Phil will speak with local folks to line up contractors for mowing and to do the dock adjustment needed as the water levels change. If individuals are hired vs companies we will insure that they have a certificate of insurance and obtain the necessary data so that we can arrange the needed workers compensation.

Given that discussion and decisions regarding maintenance arrangements, Pete will get back with Bob to have him submit his final invoice for any July work and tell him we have made other arrangements for our maintenance.

The next discussion concerned the security person we are hiring – Dwayne Fisher. He has already started making the rounds. We have given him a hat, a magnetic sticker for his car, and a shirt. He will be looking for non-residents using the dock and improper parking and trailer parking as well as watching for hunters on the property. Our employee insurance which was due for renewal the end of July notified us that in hiring a security person, they will not be able to renew our insurance. Work is underway to find a new provider

The next topic was the Fall Harvest, our annual owners meeting coming up in Oct. It turns out we have been sending out information a little too early, the covenants require it go out at the 50-days prior to the meeting. We have been discussing the ballot process and terms of office and will be having a dedicated teleconference in the near future to discuss the ballot, getting nominees to add to the ballot and getting the ballots mailed out. We are setting up a 3 person nominating committee and they will send out a solicitation of interest letter to the owners to seek nominees for this year's election.

The next order of business was to discuss the results of a legal mediation meeting to discuss a nuisance lawsuit by one of the owners. He had been removed from office by the Board of Directors for

malfeasance. He filed a nuisance lawsuit against the board which has been stewing unproductively for almost two years. Our association insurance has provided counsel to address the issue. Our lawyers attempted a mediation to settle the issues in July but the mediation session was a waste of time and accomplished nothing. The next step will be for the lawyers to set up a trail to settle the matter.

The last order of business was the security camera at the front entrance. The camera had stopped working and we were still owed a training session by the company. They met with us at the property and found the camera was broken which they will replace. We asked about seeing license plates which we thought was part of the capability. They said no, we need a separate camera for that which we voted unanimously to obtain. The second camera will add about \$1400 to the yearly contract for the system.

The next meeting will be called about 13 Aug

Pete made a motion to adjourn at 9:30 pm which was seconded and approved.

Respectfully submitted,
William Yri (S)