

Moody Point Waterfront Association Board

Board Agenda Minutes – June 17, 2015

The meeting was held June 17, 2015 at 7:00pm at the home of Gordon Rehnborg.

Present:

Gordon Rehnborg	President
Mike Hickey	Vice President
Bill Cormier	Treasurer
Dan Kalagher	Secretary
Patty Shuck	Board member
David May	Board member
Phil Ginsburg	Board member
Ted Alex	True North Property Management

The meeting was called to order by Gordon Rehnborg.

Approval of Minutes, May 19, 2015

Minutes approved. Amended for wrong date.

Property Manager's Report

- Update on walk around punch list. Ted passed out a list of items from the punch list. List needs to be updated with list from Mike which has more items.
- Concern on repair to 364 screened porch; sand may not be stable. Dan will meet with Bruce (works for Ted) to discuss alternatives.
- #363/#362 front deck; the divider will need to be pulled up; all the boards need to be updated.
- Deck/Dock on front porch for #364 and #512. Ted will get quote.
- Roof on building 2 has started. #511 needs two box style skylights (\$650 ea.), #513 needs one (\$650) and #514 needs on bubble style, (\$1325). There will be no charge for the installation of the new skylights. Windows, including skylights, are an owner's expense.

Treasurer's Report

- Bill passed out a packet of financial documents created by the Finance Committee showing YTD performance. He will send copies to the association with the Annual Meeting materials.
- A proposed budget for FY 2015-2016 was circulated; fees increase to \$475 (\$100 to capital reserve, \$375 to operating expense)
- Motion to approve budget was made, seconded, and approved. Will be presented at the Annual Meeting.

MPCA Report.

The MPCA have redrafted their by-laws and their rules and policies. The by-laws will be presented at the MPCA Annual meeting for consideration by the membership

ARC Report.

Nothing new.

Old Business

Nothing new.

New Business

- Nominating committee update. Mike asked John Badger to co-chair. Mike reported that the committee recommends the following:
 - Patty will retire from the board at the end of this fiscal year.
 - Dan for reelection to a three year term.
 - Dave for election to a two year term filling the position previously held by Ray Steventon.
 - Phil for election to a one year term filling the position previously held by Leslie Steventon.
 - Trish Simon for election to a three year term.
- The board approved the nominating committee report.
- Discussion of new by-laws
 - Money has been budgeted to engage counsel for a review of the by-laws.
 - Possibly reduce board size
 - Insurance and deductible ramifications
 - Clarification of association/home owner responsibilities on repairs
- Planning and Logistics for Annual Meeting: Will be held on July 21, 2015 at 7:00pm in the Newmarket Senior Center
- Next Board meeting. Will be held Immediately following the annual meeting on July 21, 2015

Motion to Adjourn

Motion to adjourn was made, seconded, and approved.

Respectfully Submitted,

Dan Kalagher
Secretary to the Board