

Minutes of the Bay Breeze Point BOD Meeting on October 25, 2010  
Bank of the Commonwealth, 1901 East Ocean View Avenue, Norfolk, VA

I. HOA Forum: A resident was concerned with how the money now in a reserve fund will be used. The last money added to that fund was in the 2003/2004 timeframe and paid by all 124 lot owners (including the developer). Now that it has been confirmed that Bay Breeze Point HOA has no common areas, a disposition of excess reserve funds must be determined by the BOD. It is only under consideration at this time.

II. At 6:05 PM a quorum was established with 5 of 5 Directors present.  
(Aunchman/Casey/Till/Baker/Closson)

III. The minutes were approved. There was discussion on how to refer to ARB projects. Some BOD members wish to have no addresses or names published. This was agreed to be the policy in the future. With that stipulation the current minutes were accepted with Casey and Aunchman abstaining.

IV. Management Report: Some issues will be covered during the Executive Session.

V. President's Report: Aunchman will comment as the meeting progresses.

VI. Treasurer's Report: Motion: The BOD will not spend \$150.00 with Thomas and Associates to collect the debt in question. (Till,Baker-second,passed) The BOD would also like the TPS to begin processing the refunds due some homeowners.

VII. ARB Report: There are plans for a new home construction being reviewed by TPS. There was an approval to enclose a third level deck. An existing application for a backyard shed needs to be amended to include the fence that was also installed.

VIII. Old Business:

1. The pamphlet about the Phase Two Fencing Options should be published. The group was only chartered to identify possible options.
2. Casey will write an introduction of the materials when published on our web site.

IX. New Business:

1. The yearly meeting will be held November 16th with the election of new 2011 BOD members. The December 13th meeting will be a joint meeting of old and new officers.
2. On November 10th Baker, Sculli, Casey and Aunchman will meet with Mike Inman to review and plan for the November meeting.

At 7:30 PM the BOD moved to Executive Session.

1. The BOD reviewed the status of the assessment ballots.
2. There was a motion to accept the 2011 Budget as discussed. (Casey, Baker-second, passed).  
(BOD added comments: During 2011 Budget discussions, Aunchman opposed using some of the excess operations reserve to reduce the proposed 2011 annual assessments. Aunchman stressed that the proposed budget should use new assessments to meet projected expenses and excess reserves should not be used. Casey and other Directors supported using some of the excess operational reserves to reduce the 2011 assessments. They stressed that maintaining excess operational reserves was not appropriate and this avenue of reducing assessment levels was a logical and equitable method to reduce the excess operational reserves. In the end, a majority of the Directors supported using excess operational reserves to reduce the 2011 assessment.)
3. Contract with TPS still under review.
4. The BOD accepted the minutes from the Special Executive Session. (Casey, Till-second, passed)

X. A motion to adjourn was passed at 8:20 PM.

Jan Closson, Secretary