

Bay Breeze Point Homeowners' Association Meeting-December 13, 2010  
The Property Shoppe, 3149 Shore Drive, Suite B, Virginia Beach, VA

I. HOA Open Forum: No visitors in attendance.

II. At 6:03 PM the meeting was called to order by President Aunchman. Four directors were in attendance. (Aunchman, Casey, Baker, Closson) Two newly elected directors were also in attendance. (Bergman, Blosser)

III. The motion to accept the minutes of October 25, 2010 as modified was accepted. (Casey, Baker-second) Next November actual members present and members by proxy will be announced in establishing the quorum needed to conduct business. (Motion: Baker, Casey-second, passed)

IV. Management Report: No building plans have been resubmitted for the new home construction. The thirty day time framed has elapsed.

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

VI. Treasurer's Report: Final budget figures were presented.

VII. Committee Report: ARB will review the new home construction plans when available.

VIII. Old Business:

1. Fencing Phase II still needs information from the city attorney's office regarding the white wall.
2. Fees for lawn care need to be as consistent as possible along with following the established time frame. Fees can vary with different contractors.
3. The BOD reviewed the 2011 budget. Everyone will pay the \$120.00 assessment. Aunchman stated that reserves should not be used to balance the initial budget. The BOD must review the legal uses of excess operating reserves. There was a motion to approve the final budget presented today. (Casey, Baker-second, passed)
4. The BOD has copies of the current TPS contract/Landscaping contract. TPS will have to reimburse the 20 people who paid too much in late fees. The Inman/Strickler bill needs to be adjusted.

IX. New Business:

1. The new BOD will have to check with the Bank of the Commonwealth for meeting dates in 2011.
2. The insurance will be updated in February with no coverage for the masonry wall and adding the city to the coverage.
3. The Decorations Group spent \$122.00 in 2010 and has a \$250.00 budget for 2011.
4. Irene Narlis and Tanya Kerwin have volunteered to serve on the ARB.
5. TPS will send out an information sheet with the assessment billing. The data will be used for an updated e-mail notification system.

X. There was a motion to adjourn to Executive Session at 7:40 PM. (Casey, Baker-second, passed)

Submitted by,  
Jan Closson, Secretary