

**Bennett's Creek Landing
HOA Meeting Minutes
Tuesday/ 8 January 2008 / 7 p.m.**

| | | |
|----------------------|-----------------|--|
| | John Sweeney | Docjohn@pinn.net |
| Vice President | Robert Rhodes | Robert.rhodes@ieee.org |
| Secretary | Cap Catalanotto | tippycat@aol.com c.catalanotto@larc.nasa.gov |
| *Treasurer | Dallas Ellis | Ewisdom98@aol.com |
| Common Grounds | Nancy Stoney | miznan1@verizon.net |
| Architectural Review | Jack Minks | jackminks@verizon.net |
| Marina Rep | Buck Tysor | bbtysor@verizon.net |
| Past President | Rich Jones | rjones0730@charter.net |
| *Member at Large | Elsie Daniels | EpDaniels@msn.com |
| Association Manager | Benna Thomas | bthomas@unitedproperty.org |

- Absent

Home Owners Forum:

1. Mr. & Mrs. Guajardo, 109 Settlers Landing, disputed contents of letter sent to them by BCL Homeowners Association legal counsel regarding status of boat violation.
2. Mr. & Mrs. Berry, 108 Seabreeze Lane requested rationale for Association fee dues increase.
3. Ms. Lawrence of 108 Windy Point Drive, new homeowner, commented that she was not informed of dues increase in her welcome letter.

President, Dr. John Sweeney

- Called the Board meeting to order and requested that the November meeting Minutes be read. A motion was made accept the minutes as written and passed.

Invited guest:

- Ms Palamara, legal counsel for the BCL HOA, was present and was consulted during executive sessions.

Treasurers Report:

As of November 30, 2007

Cash operating: \$ 2,721.94
Cash Operating Reserve: \$ 612.63
Replacement Reserve: \$ 22,806.59

Architectural Committee Report:

- No activity

Common Grounds:

- No report

Marina Report:

- Reported on electrical and other damage caused by recent fire at Clubhouse grounds.

Managers Report:

- Valve in pump-house needs to be replaced
- Furniture stored in pump house that got wet and was removed to dry will be put back in clubhouse after the valve is replaced.
- Mr. Spence of Spence Marine Construction inspected the pier damage on November 13, 2007 but has not submitted a report of damage or an estimate to repair.

Other Business

- A motion was made to accept Atlantic Roofing's proposal to replace the Clubhouse shingles and any other necessary and associated materials. The motion passed.
- A motion was made to publish the "Management Contract Expiration Date" in the Managers Report. The motion passed.

The meeting was adjourned at 9:15 PM.