

**Bennett's Creek Landing
HOA Meeting Minutes
Tuesday, 9 January 2007 / 7 p.m.**

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|----------------------|-----------------|--|
| President | 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 |
| Association Manager | Benna Thomas | bthomas@unitedproperty.org |
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* Absent

Home Owners Forum:

1. Mr. Kerry Zartman, 105 Seabreeze Lane commented on the construction of the pier. The contractor will add lag bolts to the stringers to increase structural integrity.

President, Dr. John Sweeney

- Called the meeting to order.
- Requested that the Minutes of November 14, 2006 meeting be read for approval. The minutes were approved as written.

Treasurers Report

As of October 31, 2006

Cash operating: \$ 12,925.57
Cash Operating Reserve: \$ 48,104.42
Replacement Reserve: \$ 89,951.48

Architectural Committee Report:

- No new applications

Common Grounds:

- Unusually warm weather has caused the front entrance to look "less than" desired. Alternative ground cover(s) were discussed and deferred pending budget considerations.
- Clubhouse grounds landscaping proposal suggestions solicited from L&F Landscaping Inc. were reviewed and deferred for budget considerations. Dr. Sweeney encouraged alternative landscaping ideas from the board.

Marina Report:

- The Marina has been prepared for winter

Managers Report:

- The new signs for the pier and clubhouse area have been received, and a handyman has been scheduled to install them.
- The black aluminum fencing has been replaced at the bulhead as requested and the Pyracantha plants have also been planted.
- The new pool cover has been ordered and the association manager is waiting to hear from Professional Pool Service as to the due date for it to arrive and be installed.
- The association manager is waiting to hear from Mr. Bennett of Blue Chip Painting to inquire about the painting schedule for the clubhouse. In his last conversation with Benna, Mr. Bennett stated that the job had been scheduled. The start date however has passed without any work being completed.
- The stump at the clubhouse has been removed and the hole was filled with topsoil to prevent any falls. Fred Sayers has informed the association manager that fresh topsoil will be added once the new plants are installed.

Unfinished Business:

- The repair to the lights at the front entrance has been completed. The delay in finishing the project was due to the subcontractor that had to come in and bore under the asphalt.

New Business:

- The association manager provided the Board members with a proposal from DesRoches & Company, Certified Public Accountants to prepare the 2006 tax returns and audit the association books and records.

Meeting adjourned.

- The meeting was adjourned at 8:150 pm.