

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

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
Member at Large	Elsie Daniels	Epdaniels@msn.com
Association Manager	Benna Thomas	bthomas@unitedproperty.org

* Absent

Home Owners Forum:

1. No discussion

President, Dr. John Sweeney:

- Called the Board meeting to order and requested that the September meeting Minutes be read. The Board members read the Minutes and a discussion ensued regarding appearance of BCL entrance shrubs. Rich Jones suggested weekly care; Nancy Stoney stated that would be too costly. Benna Thomas said that the contract refers to pruning as needed. A motion was made to accept the Minutes as written. The motion passed.

Invited guest:

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

Treasurers Report:

As of August 31, 2007

Cash operating:	\$ 2,963.17
Cash Operating Reserve:	\$ 463.39
Replacement Reserve:	\$ 20,974.66

Architectural Committee Report:

- No report

Common Grounds:

- No report

Marina Report:

- No report

Managers Report:

- Management has requested bids/proposals from the following contractors to replace the clubhouse roof:
 - Heymer Roofing, Proposal Pending
 - Atlantic Building Corporation, Proposal Pending
 - A Proposal from M.G. Smith Building Co. has been received and submitted to the Board.
- Management has requested bids/proposals from the following contractors to repair the damage to the pier caused by an apparent lightning strike.
 - M.G. Smith Builders, Proposal Pending (need to include verifying structural integrity of pier as well)
 - The Board currently has a proposal from Flint Construction
- Roof replacement; B&P still pending

Other Business:

- The Board discussed the need to revisit the clubhouse rental agreement. Various suggestions were offered to ensure effective cleanup and fairness to all renters. A new clubhouse rental policy will be prepared by the Board and communicated to the community in the BCL Newsletter.

The meeting was adjourned at 9:15 PM.