

**Bennett's Creek Landing
HOA Meeting Minutes
Tuesday 10 July 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 | Edaniels@msn.com |
| Association Manager | Benna Thomas | bthomas@unitedproperty.org |

* Absent

Home Owners Forum:

1. Ms Linda Taylor, 101 Settlers Landing, briefed the Council on the activities of the "Advisory Committee" conceived at the BCL Home Owners annual meeting in June and deferred details to Jimmy Wilson, 106 Windy Point Drive who will speak during "Unfinished Business" discussions.
2. Ms. Roberta Guajardo, 109 Settlers Landing Road, stated she talked to a Suffolk City representative about getting jogging trails.

President, Dr. Sweeney

- Called the Board meeting to order at 7:00 p.m., welcomed Sarah Palamara, new attorney for the BCL HOA.
- Requested that the Minutes of May 8, 2007 meeting be read for approval. The Minutes were approved as written.

Treasurers Report:

As of April 30, 2007

Cash operating: \$ 13641.42
Cash Operating Reserve: \$ 2333.74
Replacement Reserve: \$ 69913.80

Treasurers' report accepted.

Architectural Committee Report:

- In-ground pool permit approved; 121 Bennett's Creek Landing.

Common Grounds:

- No report

Marina Report:

- Buck reported that a service call was made to investigate an alarm that went off that is located on an outside wall of the pool utility shed.

Managers Report:

- Bids and Proposals:
Management has requested the following bids/proposals for the Associations' Reserve Study.

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|------------------|------------------|
| Reserve Advisors | Proposal Pending |
| DLM Architects | Proposal Pending |
| MillerDodson | Proposal Pending |

Unfinished Business:

- The Club House exterior has been painted and looks good
- Jimmy Wilson, 106 Windy Point Drive submitted "Guidelines" for a Bennett's Creek Homeowner's Association Advisory Committee. Mr. Wilson and other volunteer members of the proposed Advisory Committee and the Board discussed merits and concerns. The Board deferred further discussion and agreed to have Sarah Palamara, legal counsel, review the Advisory Committee Guidelines which included a Mission Statement and Articles for Membership, Responsibilities, Procedures, and Meetings, Agenda and Minutes before taking any action.

Rich Jones, Past President

- Moved to document Board positions following June 2007 election
 - Officers remain the same as shown above.
 - Committee Chairpersons remain the same as shown above.
 - New Board Member Elsie Daniels, Member at Large
 - Buck Tyser, Marina Chairperson (permanent)

"Other Business"

- A motion was made to remove the current rules and passed. A letter will be sent to all BCL Home Owners.
- A motion was made to go forward with a tribunal for account 929-109SL regarding outstanding violations. The motion passed.

The meeting was adjourned at 9:40 PM.