

**Bennett's Creek Landing  
HOA Meeting Minutes  
Tuesday 14 August 2007 / 7 p.m.**

President	John Sweeney	<a href="mailto:Docjohn@pinn.net">Docjohn@pinn.net</a>
Vice President	Robert Rhodes	<a href="mailto:Robert.rhodes@ieee.org">Robert.rhodes@ieee.org</a>
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Treasurer	Dallas Ellis	<a href="mailto:Ewisdom98@aol.com">Ewisdom98@aol.com</a>
*Common Grounds	Nancy Stoney	<a href="mailto:miznan1@verizon.net">miznan1@verizon.net</a>
Architectural Review	Jack Minks	<a href="mailto:jackminks@verizon.net">jackminks@verizon.net</a>
*Marina Rep	Buck Tysor	<a href="mailto:bbtysor@verizon.net">bbtysor@verizon.net</a>
*Past President	Rich Jones	<a href="mailto:rjones0730@charter.net">rjones0730@charter.net</a>
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Association Manager	Benna Thomas	<a href="mailto:bthomas@unitedproperty.org">bthomas@unitedproperty.org</a>

\* Absent

**Home Owners Forum:**

1. Ms Cynthia Satterwhite, 113 Riverside Drive petitioned the Board for return of her \$50 deposit as security for Clubhouse rental. She claimed that she cleaned the clubhouse and locked the door upon leaving.
2. Mr. Jimmy Wilson, 106 Windy Point Drive spoke about the proposed formation of an Advisory Committee (AC) to assist the Board with communicating with the BCL Homeowners regarding grievances, etc. Mr. Wilson acknowledged that the AC will have no official/authoritative powers and would always defer to the Board in any and all matters concerning the homeowners and the community.

**President, Dr. Sweeney**

- Called the Board meeting to order and thanked Sara Palamara, attorney for the BCL HOA, for attending and follow-up on actions she agreed to undertake during the August meeting.
- Supported Advisory Committee concept but deferred Board decision pending legal examination by Ms Palamara.
- Requested that the Minutes of July 10, 2007 meeting be read for approval. The Minutes were approved as written.

**Sara Palamara, Esq.**

- Ms Palamara recommended guidelines governing the make-up, activities and actions of the Advisory Committee (AC) from a legal point of view.
- She also recommended that the AC have the same liability insurance coverage as the Board.
- Recommended that the Board and AC work together to align the draft document submitted at the July meeting by Mr. Wilson with the Board's overriding powers.

**Treasurers Report:**

As of June 30, 2007

Cash operating: \$ 3,979.59  
Cash Operating Reserve: \$ 1,074.51  
Replacement Reserve: \$ 23,318.74

Treasurers' report accepted.

**Architectural Committee Report:**

- 116 Bennett's Creek Landing; approved plan to perform landscaping in side and rear yard and to convert existing screened porch to a glass enclosure.

**Common Grounds:**

- Robert Rhodes reported that the Gazebo was hit by lightning; some splintering but appears structurally safe. Needs to be professionally inspected and reported to insurance carrier.

**Marina Report:**

- No report

**Managers Report:**

- Reserves Studies/Cost Proposals  
Recommends remaining with MillerDodson pending Marina renewal to take advantage of shared cost saving.
- Initiated dialogue regarding hiring a service to clean the Clubhouse and obtained Board's approval to initiate contract with Wallaby Services, LLC to do an initial overall cleaning, clean on a monthly basis and to clean the bathrooms on a weekly basis.

**Unfinished Business:**

- Professional Pool Services submitted a letter to Benna outlining the primary responsibilities of the lifeguards assigned to BCL. In addition the correspondences made it clear what the pool contractor maintains are not lifeguard responsibilities; the cleanliness and care of the Clubhouse and furnishings.

**"Other Business"**

- The Board agreed to return Ms Satterwhite's \$50 deposit based on her earlier testimony.

**The meeting was adjourned at 9:30 PM.**