

**CUCKOO'S NEST ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**August 14, 2021**  
**Pavilion, Common Area 2**

**ATTENDANCE**

Pat Evans, Richard Hanley, Derek Harris, Pete McKenney, Eddie Owens, Paul Rippeth, Denny Smith, Megan Zeranski

Denny called the meeting to order at 9:01 a.m. He turned the meeting over to Richard Hanley for the Treasurer's Report.

**TREASURER'S REPORT**

Richard reviewed the July 2021 Financial Statement:

- July 2021 Balances:

Checking	\$ 38,364.36
Savings	\$ 8,199.28
Reserve Funds	\$158,130.33
- As the new Treasurer, he asked about money being deposited into the Reserve Fund Account. Eddie responded that a portion of dues payments, dictated by the Reserve Study, is deposited into the Fund. Currently, \$22,270.00 is being deposited annually. The new Study is scheduled to be conducted in 2023, any adjustments to the current deposit will be made after that report.
- Regarding slip payments received for slips on piers 1 and 2: 3 lot owners/residents have paid their deposit but have not yet paid their balance, 5 lot owners/residents have not yet paid anything. As a first step toward collecting these outstanding payments, a reminder notification will be sent to these lot owners/residents.
- Derek asked Richard to let him know of any lot owners/residents with unpaid fees so that he does not issue them gate cards.
- Richard mentioned that the Towne Bank CD had matured and been cashed out; \$21,694.00 was deposited into the Reserve Fund.
- Due to the extremely low interest rates, the Board will not be purchasing new CD's.

**COMMON AREA REPORT**

- **Gate Malfunction**

Pete began by mentioning that the gates in CA2 were damaged this week by a storm. Derek responded that he had worked on the gate in CA2 to rectify its problem. Gates are now in working order. The Board reviewed the procedures that had been originally created in the event of a long-term outage. In such a circumstance, the gates would be deactivated and secured with a lock and chain. The combination was sent to lot owners/residents in the Winter/Spring 2020 Newsletter.
- **Golf Cart Issue**

The issue with the damage in CA2 seems to have subsided.
- **Repair of Damages to Pier Main Walkways**

Recently 3 boats caused damage to pier main walkways. Question was asked about charging lot owners/residents for repairs due to negligence. After some discussion it was voted upon that repair of main walkways to a pier due to negligence by a lot owner/resident would be charged to the lot owner/resident. Charge would be \$50/hour, 1 hour minimum, plus the cost of supplies. Motion was made by Paul, seconded by Derek. There were 7 yes votes, 1 no vote.
- **Slip Rentals**

Several lot owners/residents approached Denny, with concerns about this, after reading it in past meeting minutes. Denny mentioned that he reached out to Peery Agee, at Dominion. Mr. Agee was against the practice of renting boat slips to persons outside the community. The Board suggested getting this in writing from Mr. Agee/Dominion. The Board does not condone this rental practice.

### **Update on Authorization Forms Received for Pier 3**

Pat stated that there are still 9 forms outstanding. The Board requested that these people be contacted and reminded that the return of their form is imperative to the project. Pat will contact them.

### **COVENANT VIOLATIONS**

Current violations and possible resolutions were discussed.

### **REVIEW ACTION ITEMS**

- *Look into reinforcement or redo of seawall at beach*
  - Denny has received no answer from the company he contacted.
  - Richard received the answer that without plans there would be no bid.
- *Find distributor with Maryland sand for beach*
  - The Board decided to remove this item. Will revisit adding sand to the beach early next spring.
- *Get estimate on truckload of gravel for cart-path in CA1.*
  - The Board reviewed and discussed the information sent to the meeting by Jim from a vendor he had contacted.
  - Derek mentioned that the gravel has been "dragged" and redistributed. The Board decided to wait to revisit this early next spring.
- *Evaluate gap/hole at end of ramp in Common Area 1*
  - Richard has spoken with the divers on the Dominion project about inspecting this area. No response yet.
  - Derek walked through the area and believes that large concrete pieces may alleviate the problem. He is looking for discarded concrete.
- *Estimate for more gravel for Common Area 2*
  - This is delayed until the completion of the Dominion project.
- *Install firehose bumper to launch pier in Common Area 1*
  - This was previously incorrectly listed as Common Area 2. Item still open.
- *Knox Box Key*
  - This has been completed.

### **OLD BUSINESS**

There were no items or discussions under this topic.

### **NEW BUSINESS**

- **Resignation of Board Member**
  - Jim will be moving, out of the community, in September 2021 and will be unable to complete his term on the Board. His resignation is effective as of the September 11, 2021 Board meeting. The Board is very appreciative of all the work Jim has done while serving as a Board member. He was instrumental as the project manager of the reconstruction of piers 1 and 2. He will be missed.
  - To that end, as per the By-Laws, the Board will need to elect someone to fill the remaining months of Jim's term (September 11, 2021-June 2022).
  - Richard said he knew of 1 resident who was interested. The Board requested that this person attend the September 11<sup>th</sup> Board meeting.
  - The Board also requests that anyone else interested in completing this term, please attend the September 11<sup>th</sup> meeting.
- **Notification to Board Regarding Responses to Emails/Requests**

- Board members were reminded/requested to cc info@cuckoosnestassociation.com when responding to email concerns/questions of lot owners/residents so that all Board members know that a response has been sent.
- **Add Original Boat Slip Lease to POA Packet**
  - Pat suggested that a copy of the original boat slip lease, created by LALC, be added to the POA Packet so that when a property is transferred the boat slip is transferred with the appropriate lease and information instead of a generic lease, which gives no information about the responsibility of the boat slip to the new owner/lessee.
  - The Board had no disagreement with this request. Pete requested that Pat send him a PDF copy of the lease.
- **Halloween Event Date**
  - In following the idea that a neighborhood Trick-or-Treat event be held on the Saturday closest to the actual date of Halloween, this year's event will be held on Saturday, October 30, 2021, 4:30 PM-6:00 PM.

#### **OTHER BUSINESS**

- **Pre-Planning for Reconstruction of Piers 4-7**
  - In pre-planning for the reconstruction of Piers 4-7 Richard suggested using Bell Survey to review the site and draw the new site plan. The cost would be \$1,500. They would draw up the plans for the remaining piers taking into consideration our requirements and county codes.
  - Due to the extra space in Common Area 2 there is the ability to shift piers 4-7 allowing for more space between piers.
  - Richard stated that this would "set the stage" for future pier reconstruction projects.
  - Derek motioned for the Board to move forward with this. Megan seconded the Motion. All were in favor.
- **Summer/Fall 2021 Newsletter**
  - Pat asked if anyone had any ideas for the Summer/Fall Newsletter. Derek mentioned that he would like to see something asking lot owners/residents to volunteer with projects as needed. Pat will add that to the newsletter. The newsletter will soon be sent to the Board for review.

#### **MEMBER CONCERNS AND COMMENTS**

There were no lot owners/residents present for the meeting. Paul motioned that the meeting be adjourned. Richard seconded the motion. The meeting was adjourned at 11:15 a.m.

The next meeting of the Board of Directors will be held on  
Saturday, September 11, 2021, 9:00 a.m., Pavilion, Common Area 2.

**MOTIONS/VOTES**

**Charge to Lot Owners/Residents for Damages to Pier Main Walkways**

- Paul Motioned that if the main walkway of a pier is damaged due to negligence of a lot owner/resident that the lot owner/resident be billed \$50/hour, 1 hour minimum, plus the cost of supplies.
- Derek seconded the Motion.

Vote: 7 yes, 1 no, 1 not in attendance

As the vote was not unanimous, votes are listed below:

Yes Votes: Evans, Hanley, Harris, Owens, Rippeth, Smith, Zeranski  
No Vote: McKenney  
Absent: Amrein

**Hire Bell Survey to Create Plans for Future Reconstruction of Piers 4-7**

- Derek motioned to hire Bell Survey to create Site Plan for future reconstruction of piers 4-7. Megan seconded the Motion.

Vote: 8 yes, 1 not in attendance

CNABOD/pie

Approved by email: Hanley, Harris, McKenney, Owens, Rippeth, Smith, Zeranski