

## PBPOA Board Meeting May 2, 2020

President Don Bloomfield called the meeting to order at 9:04 am.

In attendance: President Don Bloomfield, Vice President Wayne Acklen, Treasurer

Lee Rohrer, Secretary Helen Brown, Directors Larry Brewster and Bill Lee

The minutes of the previous Board Meeting of August 24, 2019 were approved as submitted.

**Treasurer's Report-** Lee provided financial update. He reports there are 3 CDs with a total of \$27,764.94. In savings is \$4210.31, and \$2493.34 in the checking account.

The Association has taken in a total of \$6500 this year in dues and parking lot fees.

Expenses to date have been \$2687.65. Future budgeted expenses are \$1400, which would leave a surplus of \$2412.35.

Lee noted that in 2019 the Association paid about \$2000 for tree clean up and \$3000 was spent in 2018. Larry suggested the Association consider thinning out the trees that border the parking lot, rather than spend two to three thousand dollars a year for clean up. It was decided to bring this topic up at the General Meeting in June. Potential liability on the part of the Association exists as these trees so closely border the boats and trailers on the lot.

### **OLD BUSINESS:**

1. Short Term Rental document was completed and implemented into the PBPOA Rules and Regulations. This item is closed.

2. Updating By-Laws to reflect that owners of multiple "improved" lots pay dues for each improved lot. This was adopted from the June 2019 General Meeting, but the By-laws have not been amended to reflect this. Don has presented the following suggested phrasing for **"Article Three-Dues- Amount:** Owners of multiple lots shall pay dues for each "developed" lot and may pay additional dues for each "under developed" lot to receive a vote for each dues paid lot that they own". Larry moved to accept this wording and Wayne seconded. This was approved unanimously.

**3. Overcoming Dock Space Limitations-** Don Bloomfield reported he has searched old minutes letters from attorneys, old emails, and reviewed its "special warranty deed" with each addressing Outlot A, and Don feels there would be too many issues to overcome in selling any portion of Outlot A. Discussion ensued and Don proposed we bypass the selling of portion of Outlot A and focus on a leasing option. It was agreed upon by all members present to look into a leasing option of the strip bordering lots 27-31 to these lot owners. This would allow these adjacent lot owners with current dock space to move their docks to the proposed leased property, thus opening up more room for future dock space for other

Association members who are on the waiting list. Don asked if Wayne Acklen would chair a committee consisting of Helen Brown and Lee Rohrer, to research leasing options, and to present a written draft proposal back to the Board for any recommendations or modifications.

**NEW BUSINESS:**

1. Don emailed all Association members regarding nominees to serve for the upcoming year 2020-2021. Andy Saul has volunteered for the President's position, Helen has agreed to stay on as Secretary, and Don has received two volunteers for the Director's position that is opening up. These will be presented at the Annual meeting.

2. Annual Picnic and General Meeting: After discussion a unanimous decision was made to cancel the annual Association picnic this year due to the threat of Covid 19, but to have the General Meeting if possible (following State guidelines regarding meetings). This could be held outdoors and with appropriate social distancing and mitigation as required. Tentative date set is June 27 th . Lee will check on Park pavilion rental.

3. Larry presented the current problem with the Community dock. The vertical support that allows the up and down movement of the floating part is twisted and no longer allows smooth movement. The solution he proposed is to remove 20 foot section of fixed pier and old walkway and replace it with a 22 foot ramp with handrails on both sides and PVC decking. He has received an estimate of \$5130. This would attach to the floating dock at approximately the same distance out from the shoreline. This shall be presented to the members of the Association at the Annual General Meeting.

The meeting was adjourned at 10:00.

Respectfully submitted,

Helen Brown, Secretary PBPOA