

**Battery Point Homeowners Association, Inc.**  
**Annual Meeting**  
**August 22, 2009**

**Members Present**

Suzette Allen, Christopher Barrow, Paul Capps, Betty and Seymour Commanday, Sherrie Cumiskey, Kent Easty, Michelle Gee, Richard Geier, Hazel Guest, Ivan Koltonski, Jimmy Lane, Ronald and Kristina Lewis, Paula Lowe, Fletch Maffett, Susan and Matthew Markham, Ellen Motley, Carol Pew, Leda Rapp, Kathryn Rauch, Susan Reynolds, Victoria Russ, Rich Seymour, Diane Scoville, Thomas Valentino, Stacie Vanvulpen, Dallas Wood.

**Others Present**

Collin Bruner and Yohanna LaRoche, Sentry Management.

The meeting was called to order at 10 am by Dallas Wood.

**Certification of Meeting Notice and Quorum**

Yohanna LaRoche reported the meeting notice was mailed to all owners of record on July 16, 2009 which satisfies the notice requirement. Ms. LaRoche further reported there are 30 lots represented in person and proxies have been received from 33 lots for a total representation of 63 lots. There are 278 lots in the community. 51% or 142 lots represented are needed for a quorum. There is not a quorum present.

**President's Report**

Mr. Wood reported on the agenda for the meeting.

Mr. Wood reported on the sale of the multi family tract. He reported that Daniel Harrell had purchased the multi family tract and that the paperwork was at the Association's attorney's office for review.

Mr. Wood reported that a transition meeting will take place sometime in the next few months. At that meeting, control of the Association will be turned over to the homeowners and an election of the Board will take place. Notification of the meeting will be mailed to all owners once the date of the meeting is set.

Mr. Wood also reported on Habitat for Humanity Restore Truck that will be in the Battery Point neighborhood on 9/12/09 from 9am - noon. The truck will be on Bartram Circle next to the tennis court.

**Management Report**

Ms. LaRoche reported that the following projects were completed from April 2008-July 2009:

- Swimming Pool and Kiddie Pool Re-Plastered
- Addition of New Pool Furniture
- New Cover for Pool Installed
- Main Pool Pump Replaced
- Pool Key Fob System Installed
- New Pool Contractor Hired (Year Round Pool)
- New Janitorial Company Hired to Clean Pool Restrooms
- Installation of New Main Drain Covers for the Pool
- Speed Bump Installation

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- Asphalt Repairs throughout Community
- Alley Way Repairs Completed for Areas with Erosion
- Dock and Pedestrian Bridge Repairs Completed
- New Aluminum Ramp on Dock Installed
- Boat Trailer Registration Sticker System Put in Effect
- Policy Adopted for Vacant Lot Mowing
- Village Store Key Fob System Installed
- Dog Waste Stations Installed
- Sidewalk Repairs at 92 Bostick Circle Completed
- Mail Box and Street Signage Repairs Begun (still pending)
- Dead Trees along Marsh Walk Scheduled to be Removed September 9<sup>th</sup>
- Recombination Plat for Lots A14 and A15 (Store) Recorded
- Back Entrance Landscape Enhancement Project Completed
- New Sump Pit Drain Line Installed
- Playground Repairs and New Swings Installed
- Security Motion Lights Installed at the Pool, Playground, Store and Dock
- Fence Repairs Along Salem Road Completed at Mr. McNeal's Expense
- Emergency Phone System Installed at the Pool and the Dock

### **Financial Report**

Mr. Seymour advised that everyone received a handout with a summary financial statement for the month ended June 31, 2009. Mr. Seymour reported that the Association is slightly over budget for 2009 and that the over runs are in grounds due to extra projects that were completed this year.

Mr. Seymour then reported on the Reserves. For 2008-2009, the Association spent \$80,000 on the pool. This included relining, re-plastering, new pool equipment, new pool furniture, a new filter and a new pool cover.

Mr. Seymour reported that \$48,000 was spent on the roadways in 2008-2009.

Total amount spent from reserves in 2008 was \$86,000. Total amount spent thus far from reserves in 2009 is \$63,000. The current reserve balance is \$53,430 as of the end of July 2009.

Mr. Seymour reported that a draft budget will be drawn up by the next meeting.

### **Open Forum**

Owners commented on the following regarding the community:

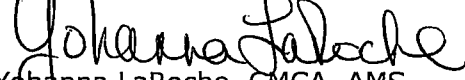
- Request to remove duck decoys from pond #2
- Request to have shrubs installed at the edge of the various ponds throughout the community
- Report that Mazzana's crew is running over the grass at the edge of the ponds
- Question about the future status of the marina store (the store will be cleaned out and used as a clubhouse)
- Statement that \$71,000 was used from Association fees by Developer (Board stated they were not aware of this taking place and owners said they would give Board copies of vouchers)
- Thank you to everyone for Adopt a Highway assistance from Stacie Vanvulpen
- Comment that vacant lot mowing was not taking place consistently
- Request for speed bumps on Holbrook Drive
- Comment that aluminum ramp is very slippery (request will be made to vendor to put non skid strips on ramp)

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- Question about whether or not violation letters are being sent to owners who are violating the rules (Sentry sends letters regarding all rule violations they are aware of)
- Comment that fire hydrant on Bostick Circle is over run with pampas grass
- Comment that the long stretch of mailboxes on Holbrook is an area of concern- Owners are reading mail while driving away from boxes and not paying attention.
- Request that additional reminders are sent to owners regarding future owner meetings
- Suggestion for posting bulletin boards at each entrance to post information pertinent to the community
- Request that the equipment in the boat yard is surveyed and letters sent to owners with equipment that has been there for a long time without use
- Comment that various light poles in the community are staying on all day (Sentry will contact SCE&G)
- Request to have the Association provide "Children at Play" signs for the neighborhood
- Comment that a smaller landscape company could possibly service the community better
- Comment that many non resident boat owners are using boat dock. Discussion about the possibility of a gate or chain at the dock or hiring someone to man the dock on holidays and during special events

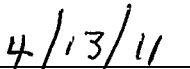
There being no further business, the meeting adjourned at 11:11 am.

Respectfully transcribed by,

  
Yohanna LaRoche, CMCA, AMS  
Sentry Management, Inc.

Reviewed and Approved by:

  
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Battery Point Homeowners Association, Inc.  
Secretary

  
\_\_\_\_\_  
Date