

**Battery Point Homeowners Association, Inc.  
Board Meeting  
November 9, 2010**

**Members Present**

Dick Geier, Craig Ingram, Jim McElhenny, Rich Seymour, Mike Sinisi

**Others Present**

Yohanna LaRoche, Sentry Management, Inc.  
Mr. and Mrs. Rampe, and Mr. Valentino

Mr. Rampe presented his concerns regarding the alleyway behind his home that needs repair. He stated that the alley has needed repair for several weeks and that something really needs to be done. Mr. Rampe also presented his concerns regarding The Greenery. He stated that they are blowing leaves into residents' yards and that there are trees overhanging the sidewalks in the neighborhood that need to be trimmed.

Mr. Valentino reported his concerns about the waterway maintenance by Estate Management. He also recommended paving the alleyways and adding fill on the causeway to the boat ramp so it could be usable at high tide. Mr. Valentino also expressed concerns regarding dogs who are defecating in the marsh and potential pollution concerns regarding the pet waste in the marsh.

**The meeting was called to order at 4:15 pm**

**Minutes of Prior Meeting**

It was noted the minutes of the October 6, 2010 Board meeting had been distributed via email to the Board and received unanimous consent. There being no changes or corrections, **the minutes were ratified.**

**Financial Report**

The October 2010 financials were reviewed. Please see attached financial summary.

The Board discussed the outstanding receivables for the Association. The Board asked Ms. LaRoche to move forward with liens for those lot owners who have not responded to receiving intent to lien letters and a ten day demand letter for an owner who has not paid on an already liened property.

**Old Business**

Mr. Seymour reported that the website registration has been transferred over to Virtual Marketing Concepts. The current design will also be transferred over so the old content can be used to get the site up and running within a couple of weeks.

Discussion regarding the pool gate was tabled until the next meeting.

The Board discussed the boat yard. The unregistered boats/trailers have been towed from the yard. A letter will be going out to those owners who participated in the lottery and obtained a spot for 2011 detailing the procedure for storing boats for 2011.

The Board discussed sod replacement on Holbrook Drive. Mr. Ingram is getting a quote for the replacement of the sod to present to the Board.

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The Board discussed the sod replacement at the area between the side walk and street at 114 Prescott. Mr. Ingram is waiting for a quote for the replacement of the sod in that area. Alternately, Mr. Seymour offered to contact Ms. Gill and offer his and Mr. Geier's assistance with repairing the area.

Mr. Ingram will be looking at the irrigation system at the marina store and will report back to the Board at the next meeting.

Ms. LaRoche is waiting for proposals from Quality Lakes and Future Horizons for the pond maintenance on the property.

Ms. LaRoche presented the quote that had been sent by Mr. Ingram via email to the Board from REA for alley way repairs. **After discussion Mr. McElhenny made a motion to approve the quote from REA.** Mr. Sinisi seconded the motion. There being no further discussion, the motion was **unanimously approved.**

Ms. LaRoche reported to the Board that email consent should be unanimous unless the Board resolves to have majority consent used for email decisions. **After discussion Mr. Geier made a motion that the Board accepts majority consent for decision made via email.** Mr. Seymour seconded the motion. There being no further discussion, the motion was **unanimously approved.**

### **New Business**

There was no majority consent via email to ratify.

Mr. Geier presented a memo regarding pet waste that he asked to be sent out with the newsletter.

Ms. LaRoche had sent the fall 2010 newsletter via email to the Board for approval. Some minor revisions were made to the newsletter and the newsletter will be sent out with Mr. Geier's pet waste letter to all residents and off site owners.

The social committee requested \$150 for holiday decorations which was approved by the Board.

Ms. LaRoche presented a quote for power washing the playground equipment. The Board felt the quote was too high and **Mr. Seymour made a motion to approve power washing the playground equipment in an amount not to exceed \$250.** Mr. Sinisi seconded the motion. There being no further discussion, the motion was **unanimously approved.**

The Board discussed Mr. Rampe and Mr. Valentino's concerns. Ms. LaRoche will get in touch with the Greenery regarding trimming the low hanging limbs; she had already been in touch with them regarding the leaf blowing.

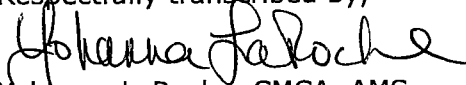
### **Next Meeting**

The date of the next Board meeting is 12/14/10 at 4:15 pm at the marina store.

There being no further business on the agenda, and there being no objections, the meeting was adjourned at 5:15 pm.

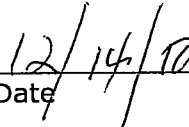
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Respectfully transcribed by,

  
Yohanna LaRoche, CMCA, AMS  
Sentry Management, Inc.

Reviewed and Approved by:

  
Battery Point Homeowners Association, Inc.  
Secretary

  
Date