

Battery Point Homeowners Association, Inc.
Board Meeting
March 8, 2011

Members Present

Dick Geier, Jim McElhenny, Rich Seymour, Mike Sinisi

Others Present

Yohanna LaRoche, Sentry Management, Inc.
Joanne Sinisi

The meeting was called to order at 4:15 pm

Owners Comments

Ms. Sinisi presented to the Board the clubhouse Decorating Committee's suggestions for fixing up the clubhouse (marina store). After discussion of the proposed modifications **Mr. Seymour made a motion to approve up to \$1,000 for the proposed work.** Mr. McElhenny seconded the motion. There being no further discussion, the motion was **unanimously approved.**

Minutes of Prior Meeting

It was noted the minutes of the February 8, 2011 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 January and February 2011 financials for the Association were reviewed. Please see financial summaries attached.

The Board discussed the outstanding receivables for the Association. All accounts over 90 days overdue are with the collection attorney.

Ms. LaRoche presented the Board with the option to use the current capital contribution funds to pay off the money owed to reserves due to reserve payments that could not be made to the reserves in 2010. After discussion, **Mr. Sinisi made a motion to transfer money from the capital contribution to pay back the money owed to the reserves.** Mr. McElhenny seconded the motion. There being no further discussion, the motion was **unanimously approved.**

Old Business

Mr. Seymour reported on the current status of the Battery Point website. Ms. Lawrence is working on the site content and the site will be up and running in the near future.

Mr. Sinisi updated the Board on his continued findings with the pool gate. Mr. Sinisi will obtain a router to get the site up and running. The video surveillance is still a question. Ms. LaRoche will put Gray Tomlinson of Quality Electric in touch with Mr. Sinisi regarding the wiring issues in the pool area.

The Board asked Ms. Laroche to obtain an updated quote from The Greenery on the Holbrook Drive sod along with alternate options.

The refurbishment at the area between the side walk and street at 114 Prescott is complete.

**BPHOA Board Meeting
March 8, 2011**

The Board asked Ms. LaRoche to obtain an updated quote from The Greenery on the clubhouse irrigation system.

The Annual Meeting is re-scheduled for 4/13/11 at 6 pm at the Hilton Garden Inn.

The board asked Ms. LaRoche to send out an updated questionnaire (provided by the Board) regarding leasing to all owners with the re-scheduled Annual meeting packet.

New Business

There was no majority consent via email to ratify.

Ms. LaRoche reported that she is waiting for the bid from The Greenery to remove the rocks and silt from Pond #5. She will send it to the Board via email when she received it.

The Board discussed a request from an owner for a builder exemption for a builder owned lot. After discussion, the Board asked Ms. LaRoche to have the owner verify who the lot was purchased from. Only lots that were purchased from the original developer can qualify for the builder exemption.

The Board discussed curbing repair needed at 71 Bostick Circle and also curbing repair needed on Bartram Circle across from the boat storage area. Ms. LaRoche will get pricing on repairing the curbing to present to the Board.

The Board made Ms. LaRoche aware of a tree root that is blocking the culvert in the pond between lots 178 and 179. Ms. LaRoche will talk to the Greenery about removal of the root.

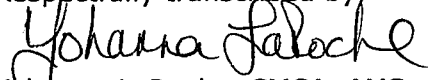
The Board asked Ms. LaRoche to get pricing on seal coating for the Association roads.

Next Meeting

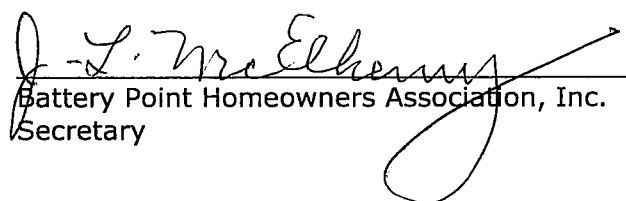
The date of the next Board meeting is 4/12/11 at 4:15 pm at the marina store.

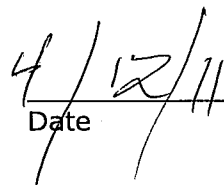
There being no further business on the agenda, and there being no objections, the meeting was adjourned at 5:30 pm.

Respectfully transcribed by


Yohanna LaRoche, CMCA, AMS
Sentry Management, Inc.

Reviewed and Approved by:


Battery Point Homeowners Association, Inc.
Secretary


Date