

# WATERSIDE BOARD OF DIRECTORS VIRTUAL MEETING

January 6, 2023

2:00 P.M.

## MINUTES

**Board Members Present:** Joe Deardorff, Penny Sicilia, Rita Perre-Davis, Jackie Hostelley, Jennifer Fannin, Douglas Smith. **Community members present:** Art Rose, Finance Committee Chair; Pat Woodring, Director Emeritus

Introduction of Board Members –

Douglas Smith	Canal Woods
Jackie Hostelley	Townhomes
Rita Perre-Davis	At Large Rep
Penny Sicilia	Single Family Homes
Joe Deardorff	At Large Rep

**Approval of November 2021 Minutes** (Attached) Discussion was held on the reserve portions of the minutes. No reapproval needed.

Minutes of December 2022 Special Meeting (Rita) Rita Perre-Davis will send these out for review Penny will send necessary information to secretary.

**Treasurer's Report** – (Penny)

Close out for December will be available mid-January.

**Finance Committee** (Art & Penny) Art discussed November minutes and provided some clarification. Some major expenses were underbudgeted and coming faster than expected. Contractors are being contacted in preparation for next reserve study. The finance committee has some discussion of the reserve based on single family homeowners' decision at the December meeting. This year will be a transitional year with a close look at reserve expenses.

**Possible Merger of Entities** (Penny) Penny, Pat and Joe met with our attorney. What was discussed was the merging of our entities. In 2011 (approximate) a merger document was created to merge only for Board purposes. According to the way the merger was written is that the POA is at the top and the other entities are under the POA. We should only need to file taxes under the POA.

**Roof Replacement Issue** -- Status of Amendment Language

There has been no progress in this for various reasons.

**Attorney Representation** Discussion was held on possibly having the attorney who is working on the litigation to represent us in all matters. The Board agrees to select Robert Valahura as our attorney. Board approves 4 - 0 with 1 abstention (Smith)

**A & L Form** -- Brief discussion of highlighted possible changes. Penny said that we need to be very specific about what we want on the form especially in light of the change in SFH. Since the HOA is paying the insurance, the Board has the responsibility to make certain that the homes are in good order. Perhaps the board needs to come up with a list of items that need to be maintained. Seascope will be preparing this list and the condo documents state that maintenance checks will be completed twice a year.

**Recent Postings to the community website** (Joe)

- a. Annual Meeting Minutes -- November 2022
- b. Insurance Policies for TH and CW (6)
- c. Litigation Status Statement (November 2022)

**Election of Officers for 2023**

**President:** Joe Deardorff

**Treasurer:** Penny Sicilia

**Secretary:** Rita Perre-Davis

**Vice President:** Doug Smith

**Special projects:** Jackie Hostelley

**Board Meeting Calendar for 2023**

January 6, 2023

April 7, 2023 (later amended to April 14 because of Good Friday observance)

July 14, 2023

October 6, 2023

November 11, 2023 (Annual Meeting)