

Starfish Condo Owners Meeting

April 21, 2012 - 10:00 am

North Park Recreation Center Ocean City, MD

1. 16 condo units were represented at the meeting.
2. Richard Gilbert, the president of the association called the meeting to order.
3. A moment of silence was observed for the passing of Ms. Margaret Kitts of building 3.
4. John Ryan's departure from the board and as an owner in building was announced.
5. The meeting minutes from the previous owners meeting and the board meeting on December 31, 2011 were read.
6. Mark Byrne (acting treasurer as John Ryan resigned from the board of directors) gave the financial report with the following highlights:
 - a. Through the standard condo fee dues, there was \$60,000 assessed in 2011.
 - b. There is a total of \$75,000 in operating (checking), savings accounts and CD's.
 - c. Our stated goal 12 months ago to have \$75,000 in all accounts by the end of 2012 will easily be met
 - d. There are no significant capital expenditures expected.
7. Hoss from Shipley Management gave the management company report with the following highlights:
 - a. There are no outstanding issues, all things are on track.
 - b. The few units that were delinquent are all current now
 - c. Hoss introduced Cindy Mackey as our new property manager from Shipley starting immediately. Hoss will transition activities, accounts and communications to Cindy over the next few weeks. Hoss will no longer be involved starting in May but will always be reachable should we need him.
 - d. Hoss is going to work at the Harvest Moon Tavern & restaurant he and his wife own in Snow Hill.
8. The issue of graffiti has been resolved.
9. Mark Byrne passed out new copies of the rules and regulations that now include the revised policy for owner or renter infractions and fines associated etc. Mark also asked everyone to not bring bikes up and down the staircases, they have just been painted again and there are bike racks supplied for each building.
10. Garrett German provided an update to the dryer vent exhaust fan projects with the following highlights:
 - a. All the dryer vents (one for each stack) now have exhaust fans installed, everything has been tested and verified that they are working properly.
 - b. Owners were asked to check that they have screen filters in their dryers and if they don't to please get them.
 - c. Owners were asked NOT to use dryer sheets as they were found in the dryer stacks and caused the vents to become clogged. Dryer balls were recommended and Garrett held one up so those present could see what they looked like (size of a baseball, hollow and has nubs all over it) so they could go buy some as they assist in making clothes dry faster and act as softener.
 - d. One owner reported that their dryer was still not drying and that they had a contractor indicate there was a clogged dryer vent. Later that day, a few board members investigated and determined that the

dryer vent was working but the dryer was not putting out much air, not even enough to trip the air pressure switch to turn on the exhaust fan in the stack.

11. Richard Gilbert indicated that the next work day is May 19, 2012, with the following projects identified:
 - a. Building 3; prep and pour a slab of concrete where a stump was removed so the trash dumpster can be properly placed
 - b. Building 3; power wash the external wall on the west side to remove mold/mildew associated with the pine trees that blocked the sun and were cut down and removed in the last work day.
 - c. Caulking the cracks in the garage floors of all three buildings as necessary to prevent erosion from water seepage.
 - d. Repairs to the chain link fence along the west side of the property.
12. Election of board members:
 - a. Re-elected: Richard Gilbert (President), Mark Byrne (Treasurer) , Garrett German (Vice President Manny Gomes), Tom McDaniels, Nina Poss, Bill LaChance & Bill Riley
 - b. Newly elected (board spot opened up with John Ryan's departure); Eric Chadwick.
 - c. Motion to accept was passed.
13. New Business
 - a. Bushes planted in front of building 3 are getting big – Richard to talk to Jason Ludwig (owner who has a landscaping company who does our mulching and trimming every spring) to see about trimming next spring.
 - b. A question was asked if anyone has heard back from anyone in gov't about the assessments (our properties were assessed higher than ones in OC that are identical to the Starfish). No one has heard back on their filed tax assessment appeals.
14. Recognition of Hoss from Shipley Management
 - a. Richard Gilbert stated that the board and the owners were grateful for the excellent service Hoss provided to our association over the past 6 years and that we will miss him.
 - b. Richard presented Hoss with a signed card and a gift certificate to Cabela's Sporting Goods Store as a gesture of thanks and appreciation for his dedication and hard work for all of us.
15. The next Starfish owners annual meeting will be held on April 20, 2013, the location will be determined and communicated to the owners.
16. It was recommended that the first work day in the spring of 2013 be conducted on the same day as OC's bulk pick up day, it was very convenient to be able to have the debris and tree cuttings brought to the curb as the teams worked throughout the day.

Owner Meeting adjourned

The board met briefly to elect the new officers for 2012-2-13 as indicated by our Bylaws. Eric Chadwick was Elected as John Ryan resigned his position.