

Starfish III, IV,& V Annual Meeting

April 23, 2016

Mana-jit- 4100 Building

- 1. President Paul Funk called the meeting to order and introduced the attending Board Members.**
- 2. Three new Property owners were recognized since the last meeting.**
- 3. Two major issues arose and were worked by the Board in 2015:**
 - A. The Board changed its management company from Shipley Management to Mana-jit. It was noted that there has been a great improvement in support. The Mana-jit representative at the meeting reminded attendees that they still are in need of keys from the some owners. The Mana-Jit contact person for the condo association is Chris Staley.**
 - B. The Starfish Condo Association by-laws have not been changed since 1975. They are outdated. Paul Funk has been working with interested Board members and the lawyers on bringing the by-laws up to date. The re-write is almost completed, has gone through an intense review, and will send out to the Board a final time, before being sent out to all association members for their final review and vote to accept the changed by-laws.**
- 4. Finances- \$9,800.00 are in account receivable.
Money remaining at the end of the year needs to be placed into a fund.**
- 5. Condo fees – several home owners expressed concern over not knowing where to send payment for condo fees. Dave**

Dudish said that he would place that information on the Starfish Condo Association website. It was noted that condo fees could be paid monthly, quarterly or yearly.

6. Late fee collection – it was noted that there were quite a few Owners who are behind in their Condo fees. Following was recommended for actions related to late receipt of fees:
 - a. 15 days late will receive a letter.
 - b. 30 days late will receive a letter.
 - c. 45 days see you in court. Owner pays all expenses.
7. Last year's increase in condo fees will go to a fund for eventually replacing the roofs. These fees are meant to keep assessments down. It was noted by Garrett German that the roofs should be good for another 5-7 years.
8. Garrett German discussed water seeping underneath the concrete on the decks, causing cracking, and there was a concern over the safety of the decks. Mr. German, on approval of the Board, hired GMB engineering firm based out of Salisbury, MD to evaluate the problem and assess the damage and safety concerns. Although, a final report has yet to be delivered, the initial assessment was that the problem does not pose any immediate structural safety issues, but the problem would be addressed in a timely manner after the official report is delivered and a recommendation for remediation has been received from GMB. Mr. German was concerned about how long it was taking to get the report, but agreed to continue to call the company.
9. Work weekends were scheduled for April 30th & May 14th Rain dates are May 7th and May 21st, respectively. Dick Gilbert is in charge of getting the letters out to the owners regarding work

weekends. Participation in work weekends is voluntary, and it is up to the owners as to whether to participate or not. Garrett German is in charge of the jobs that need to be done, as well as determining the number of people needed for each job.

10. Board Members were all voted in for another year.

11. Adjournment