

**BATTERY SHORES PROPERTY OWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
October 10, 2022**

LOCATION OF MEETING

1057 Otter Circle (Home of Board President)

BOARD MEMBERS

John Edmunds, President
Drew Whalen, Vice President (Not Present)
Bryan Newton, Treasurer
Robert Rafter, At Large
Matthew Kessinger, Secretary

MEMBERS PRESENT

None

Minutes:

The Minutes from the last Board meeting had been approved, but have not been posted to the Battery shores POA website.

Call to Order:

The meeting was called to order at 6:30, since no POA members are present the Board waived the Member Forum portion of the meeting.

Treasurer's Report:

-Current Annual Assessment amount: \$396.00
-Outstanding POA Assessment: 11

POA Accounts:

	As of: 30 Sept2022
Operating Account:	<u>\$80,345.52</u>
Reserve Account:	<u>\$ 169,869.06</u>

ARC Committee:

-The board is still seeking clarification from the lawyer's office on the legal responsibilities of the board.

1015 Wolverine- Approved shed and fence.
1008 Wolverine-New Roof.
1080 Otter Circle- Pool.
1014 Ferrets End- New Construction

Dock Property:

-The Board only received one estimate for electrical work at the pier pavilion and that was from Kintz Electric, but Kintz Electric has not return any phone calls.

-Scope of Work: Replace fluorescent lights with LED lights, new switches and weatherproof covers, replacing of the outdated floods lights facing the float dock with LED lights, switches and covers, also replacing an inoperative GFCI receptacle and weather proof box. The estimate has exceeded its 30 day expiration date, but Board will verify amount before proceeding.

Dock / Dock Security:

-The 26 solar lights the board purchased for the dock have been received. The total cost of the solar lights was \$843.70.

-The board received a quote of \$1240.62 for the purchase and installation of a WIFI bridge for the dock security cameras. The board passed a motion (motion 1) to move forward with purchasing and installation of the WIFI Bridge.

Boat Committee:

-The Board past a motion (motion 2) to allow the BSPOA boat registration stickers that were recently purchased to be valid through calendar year 2023.

Welcome Committee:

The Board will continue to welcome new residents into the neighborhood.

Recent homeowner change owners:

1139 Otter Circle
1146 Otter Circle
1005 Mustelidae
1086 Otter Circle
1067 Otter Circle

Event Committee:

-The Board is still discussing the possibility of hosting a fall/winter event for BS residents. More to follow.....

Entry Property:

- Waiting to hear from Martin landscaping on the evaluation & cost of repairing the entry property irrigation system. Martin provided a quote, but the board is seeking clarification on what guarantee's Martin can provide for its quote.
- The board will continue its search for other quotes on repairing and/or replacing the current irrigation system.
- Waiting to hear from Gasque Surveyors to complete the results of their survey.

Old Business:

Update BSPOA website.

New Business:

Researching the upgrade of the dock surveillance system...i.e. cameras & WiFi bridging. The board is considering to allow all POA members to have access to view security camera feed.

Meeting Adjourned at 7:45PM

Respectively submitted,
Matthew Kessinger
Secretary