

**CHADWICK SHORES HOMEOWNER ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES - HIGHLIGHTS**

**MEETING DATE: February 15, 2018**

An open forum for residents of the Chadwick Shores community was held at 6:30 pm preceding the regularly scheduled Board of Directors meeting. The open forum is for residents to raise issues, ask questions, request Board action, etc. Residents attending the open forum were Larry Gathright and Mr. and Mrs. Scott.

**CALL TO ORDER:** The CSHOA Board of Directors meeting was held at the Sneads Ferry Community Center on February 15, 2018 and was called to order by Rick DuFlocq at 7:00 pm.

**ROLL CALL/INTRODUCTIONS:**

Members present:	Rick DuFlocq	-	President
	Zack Snively	-	Vice President
	Janet Gargano	-	Secretary
	Ray Baker	-	Treasurer
	Jonathan Chrisant	-	Director at Large
	Anna Uranker	-	Resident Advisor
Absent:	Patti Sturm	-	Resident Advisor

**DIRECTOR'S SESSION:**

**PRESIDENT'S REPORT –**

Rick advised that Mr. Gathright has volunteered to oversee the raising and lowering of our flag.

Almost all the 100 **transmitters** for the gate are gone; so far, there have been no complaints. Money collected to date has paid for the all the transmitters and the receiver. The Board decided to order 10 transmitters to hand on hand for future orders.

The work on the **path at the Waterfront Park** will begin tomorrow (Friday, Jan. 19<sup>th</sup>). Pea gravel from the current path will be put underneath the picnic tables (shelter) at the Playground. Landscaping paper shall be put underneath the gravel; if there is any gravel left it will be put on either side of the path of the picnic tables' area at the Waterfront Park to cover the spots where the landscaping paper is coming up.

**Dale Drive drainage site:** The Board requested that Rainstorm Solutions work up an estimate to do the entire drainage project which includes the standing water problem at 404 and 408 CSD. They will remove the existing storm water system to include pipes and boxes on CSD and replace them with new boxes and pipe.

The Board is also going to have Rainstorm Solutions look at the drainage culvert about 330 CSD – it appears that it's not draining properly, resulting in standing water.

The Board discussed a future potential plan of the **HOA buying 1518 CSD** and converting it into a drainage area to help control the flooding in that area or using the property as a community space.

A motion was made by Ray Baker that we spend \$1800 on a "sanity check" to see what will work. The motion was 2<sup>nd</sup> by Janet Gargano. Voting to **approve** the motion: Ray Baker, Janet Gargano, and Rick DuFlocq. Voting **against** the motion were Zack Snively and Jonathan Chrisant. The motion passes. The Board believes that having the survey in hand would be a good negotiating point with the owner if we decide to make an offer.

**Stop signs/reflective paint** – the reflective paint applied to the stop signs did not work because the material of the stop signs absorbed the paint too much and the reflective quality was negative. We have 2 other options; one would be to spray a type of adhesive on the signs; the other option is to purchase the **metal reflective signs** and screw them into the present signs. We need 9 of the metal signs @ \$11.00 each. It was decided that Rick will buy and put up one sign to see how effective it will be.

The **stop sign at the entry of CSD** will be relocated approximately 10 feet out towards the road; this should enable drivers to have a clearer visibility of on-coming traffic from the opposite right side of the road.

Request for an **additional safety mirror** from one of our residents was discussed. The area in question is a blind curve near the driveway of the house. Snively and Jonathan Chrisant . The motion was denied. The Board did agree to give the resident permission to put up the mirror on their own, or the Board would do so and be reimbursed for the expense.

The presentation for the **proposed dog park and waterfeature** have been rescheduled for the March Meeting.

**Secure Access contract** - the Board decided **not to renew** the front gate yearly maintenance service with Secure Access which would cost \$1400 with a 10% discount on all service calls.

**Spring activities** – There was discussion of holding another Easter egg hunt, and Anna said she would put out some feelers to see how much interest there would be. The proposed date would be March 25<sup>th</sup>.

**Treasurer's report:** The 2018 **financials** from PMC were reviewed by Ray; January was pretty much a low month and the only thing of significance that occurred was that we did the drainage work at 330 CSD which amounted to \$4,700. Ray anticipates we will collect about another \$60,000 in receivables through the rest of the year.

A motion was to accept the Treasurer's report was made by Janet Gargano; 2<sup>nd</sup> by Zack Snively; All Approved.

**Secretary's report** - the minutes of the January 18, 2018 were emailed to the Board. Janet noted that there were 2 items that need to be corrected; the changes will be made, and the revised minutes will be sent out.

**Director-at-large - Jonathan** distributed photos of the fitness equipment he had researched for the **designated fitness area** which has been proposed for the Playground. He is also looking into the cost of putting down turf, and he will have an estimate of the cost for the March meeting.

The Board also discussed the possibility of having a water line installed at the Playground which could be used for a 'misting system' or a few water sprinklers for the children and provide water for the dog park.

**Resident advisors:** Anna presented an outline of the update for the planned **new website**. She and Patti met with Sue, the web designer, and chose the layout and color schemes which will be presented to the Board for feedback as soon as Sue has it ready. The content will include Home, New Owners page, HOA information, Events, Get Involved, Gallery, FAQs and Contact info. The Board in a unanimous agreement approved Anna and Patti to be the new website administrators.

**Adjournment:** Motion to adjourn meeting was made by Zack Snively; 2<sup>nd</sup> by Janet Gargano. All Approved.

Meeting was adjourned at 9:05 pm

Submitted by Janet Gargano, Secretary  
03/10/2018

