

Mariners Cove Community Association  
Homeowners Association Meeting  
Wednesday, August 23rd, 2023

1. Call to order: 7:03pm
2. Attendance
  - a. Board Members present
    - i. Michelle Baker
    - ii. Tricia May-Dracka
    - iii. Carola Nesbitt
    - iv. Margie Freeman
    - v. Dianna Solano
  - b. Board Members absent
    - i. Jill Charbonneau
  - c. Homeowners
    - i. Gary Meyer, 10 Brigantine
    - ii. Tom Brennan, 317 Mainsail Dr.
    - iii. Gail Nottenburg, 11 Crows Nest Ct.
    - iv. Jesus Garcia, 3 Mainsail Ct.
    - v. Steve Charbonneau, 225 Mainsail Dr.
3. Approval of July meeting minutes: call to approve: Margie
  - a. Seconded: Michelle, all in favor.
4. President's Report: Michelle
  - a. Meet and greet scheduled for September at Druce Beach
  - b. Dropbox installed near playground for correspondence. No cash.  
ACTION: Dianna to price out plaque for face.
5. Treasurer's Report: Michelle
  - a. Approval of June 2023 report: call to approve: Michelle
    - i. Seconded: Tricia. All approved
  - b. Monthly update
    - i. Add lien on delinquent homeowners (all houses over two years) after mailing goes out. **ACTION**: reassess after key exchange.
    - ii. Beginning balance for July report: \$152,361.38
    - iii. Ending balance: \$163,232.15
    - iv. Expenses this month include office supplies, landscaping, utilities.
    - v. Collected 297/338 of homeowner dues (88%) for FY24.
    - vi. Approval of July financial report: call to approve: Margie
      1. Seconded: Tricia. all approve.
  - c. Hardship request granted to resident and set up on payment plan.
  - d. Electronic options for paying the dues: Dianna
    - i. Potential options for electronic dues. Weebly is upgrading so electronic payment may be possible now. Another option:  
<https://www.cheddarup.com/hoa-online-payments/>
6. Ponds update: Jill (via email) and Steve (verbal)
  - a. Work complete

- b. Pesticide spraying for invasives, and reseeding will happen later this summer/fall
    - i. No mowing around the large pond until Encap can assess the native plants
    - ii. Two homeowners will need to sign off on approval: Carola to ask for permission.
  - c. Maintenance (3 visits per year cycle)
  - d. Plant plugs vs muskrats
7. Landscaping Committee Report: Margie
- a. Remaining projects for this summer
    - i. Electric for both ponds to run an aerator. (~10K)
    - ii. 4 park benches (\$550-800 each)
      - 1. Perhaps price donation with plaques to offset costs
    - iii. Aerators/fountains (\$2500-7500 each) 1 to 3 needed.
    - iv. 12 native tree saplings for large park (\$25-30 each)
    - v. 6 native bushes for west side beach (\$25 each)
    - vi. 12-24 native bushes for ponds (\$25 each)
    - vii. Fishing dock with bench for large pond (\$17K)
    - viii. Phragmites removal in wood (\$500-1500)
    - ix. Buckthorn removal (volunteer hours)
  - b. Board decided to move forward on plantings but hold on other expenses until ponds total cost/grant reimbursement is known.
  - c. Homeowner suggested a dog bag area for residents
8. Third Lake Mayor report: Butch
- a. Divers to check on aerators in Third Lake this week (Aug 21<sup>st</sup>)
  - b. August 31<sup>st</sup>, plant paddle—learn about vegetation on our lakes.
  - c. Butch and Steve fixed the bridge near the large pond.
  - d. WOW (Women on the Water). Every other Tuesday at 6:30. Meet at Lake Ave boat launch.
9. Facebook Moderation
- a. None noted.
10. New Business
- a. Meeting information from previous board given to Michelle—none of materials legally need to be kept but the documents will be saved for reference.
  - b. Meeting boards for entrances are wore down. Need to decide if we can fix or get new signs. **ACTION:** Jill and Dianna to price out new signs
  - c. Meet and Greet/Key Exchange
    - i. Saturday, September 30<sup>th</sup>, 11:30-1:30pm
    - ii. Catering choices: Dianna.
      - 1. Subway: 15 small sandwiches
      - 2. B&B: hot dogs
      - 3. Case of water, chips, variety of soda and juice boxes.
    - iii. Homeowner survey
      - 1. Tricia to look into an electronic option.
  - d. New logo to be designed by Dianna Solano working with Tricia.

- i. Board created on Pinterest for options.
  - e. Friendly reminders to community about bylaws via facebook: Carola
- 11. Open to the floor
  - a. Homeowner was able to get new roof based on hail damage. Wanted to make sure the other residents knew of this option.
  - b. Homeowner asked if there is a way to connect with people (if someone needs help done and people who have time to help). Will circle back to decide how to move forward and collect more details over the next month
  - c. Homeowners approached several Board members on a residence that has a landscaping business with larger trailers in driveways and street. They are directed to contact the Village.
- 12. Motion to adjourn: call to Motion: Michelle
  - a. Second: Dianna. All in favor