

Mariners Cove Community Association
Homeowners Association Meeting Minutes
Wednesday, January 24th, 2024

1. Call to order by Michelle: 7:05pm
2. Attendance
 - a. Board Members present
 - i. Michelle Baker
 - ii. Tricia May-Dracka
 - iii. Margie Freeman
 - iv. Carola Nesbitt
 - v. Dianna Solano
 - vi. Jill Charbonneau
 - b. Board Members absent
 - i. none
 - c. Homeowners
 - i. Tom Brennan (promoted to board member during meeting)
3. Special election vote by board for new treasurer
 - a. Michelle moves to motion for Tom Brennan to join the board as a treasurer
 - b. Margie seconds, all in favor.
4. President's Report: Michelle
5. Approval of October meeting minutes: Michelle
 - a. Seconded: Jill. All approve.
6. Treasurer's Report: Michelle
 - a. Approval of October 2023 report
 - i. Beginning balance: \$74,329.85
 - ii. Ending balance: \$74,326.83
 - iii. Expenses this month include landscaping, address labels.
 - b. Approval of November 2023 report
 - i. Beginning balance: \$74,346.83
 - ii. Ending balance: \$71,383.74
 - iii. Expenses this month include landscaping, utilities.
 - c. Approval of December 2023 report
 - i. Beginning balance: \$71,383.74
 - ii. Ending balance: \$100,436.17
 - iii. Expenses this month include Halloween parade, landscaping, trapping, pier removal utilities.
 - iv. Grant funds reimbursed (+\$40,000).
 - v. Collected 324/338 of homeowner dues (96%) for FY24.
 - vi. Update on intent to lien mailing to delinquent homeowners (six houses over two years)
 1. Motion to proceed with lien on any houses that have not paid dues since 2021 (three houses): Margie. Seconded: Michelle. All approved.

- d. Motion to approve October, November, and December financial reports: Jill.
Seconded: Tom. All approved.
- e. Boat key deposit: Margie
 - i. Can potentially shift a portion of key exchange budget into operating fund.
 - ii. MCAA has 92 keys issued currently equating to \$1840.00 (92 x \$20).
Currently the key deposit balance is \$2322.78.
 - iii. Margie: motion to move excess boat key deposit (\$482.78) into the operating account. Michelle: seconded. All approved.
- 7. Landscaping Committee Report: Margie
 - a. Aerators on large and small ponds
 - b. Electric preparation work
 - c. Fishing dock
 - d. Park bench program
 - e. Before and after pictures of common areas for website
- 8. Lockbox on launches: Margie
 - a. Knox padlocks for Fire Department access
- 9. Bylaws update: Carola
- 10. Website refresh: Tricia/Dianna
 - a. Will update pictures and branding to reflect new logo
- 11. Signage for meetings and around neighborhood: Dianna
 - a. Would like to decide on new logo before ordering to incorporate
 - b. Monthly meeting (2), annual meeting (2), meet and greet (3), Halloween parade (2), Easter egg hunt (2), garage sale (2), beach rule sign, beach toy exchange.
 - c. Work in budget for April
 - d. **ACTION:** Discuss logo options in February meeting: Dianna
- 12. Beach buoys and rope: Carola
 - a. Will refresh beach swim area from a donation of older buoys from the Village
- 13. Annual Meeting 2024: Michelle
 - a. Mailing needs to be ready by April 1st
 - b. Mailing expenses (pre-addressed envelopes, etc)
 - c. Budget being formulated and aligning with president, bookkeeper and treasurer
- 14. Ponds update: Jill
 - a. Final report submitted
 - b. Grant reimbursement: complete in December!
 - c. Treated non-native species with herbicide in fall
 - d. Plant plugs will continue to grow in over spring
- 15. New Business
 - a. No additional topics
- 16. Motion to adjourn: Michelle
 - a. Seconded: Tom. All in favor. 8:42pm