

CAPTAINS COVE GOLF & YACHT CLUB

Meeting of the Board of Directors

January 26, 2009

9:00 a.m.

The Captains Cove Marina Club

Greenbackville, VA

Meeting called to order by President Wilbur Bowden at 9:01 a.m., and a quorum was established.

Board Members present:

Wilbur Bowden, President

Steve Vilsack, Vice-President

Mike O'Donnell, Vice President

Bob Warfield, Director (Attended by Tele-Conference)

Roger Young, Alternate Director

Robert Vincent, Secretary (Joined by Tele-Conference for Executive Session)

George Dattore, Director (Appointed at beginning of meeting, attended from then on)

Lance Stitcher, Operations Manager

Absent:

Dart Way, Director

There were about 25 property owners in attendance.

- Motion was made by Mike O'Donnell, second by Steve Vilsack, to approve the November 1, 2008 regular meeting minutes as presented. Motion carried unanimously.
- Motion was made by Mike O'Donnell, second by Bob Warfield, to approve the December 30 Special Meeting Minutes. Motion carried unanimously.
- Motion was made by Mike O'Donnell, second by Steve Vilsack, to appoint George Dattore to the Director's seat left vacant by George Finlayson; that his service begin immediately, and that he fulfill the remainder of Finlayson's term. Motion carried unanimously.

The Financial Report was presented by Lance Stitcher, General Manager.

- Motion was made by Mike O'Donnell, second by George Dattore, to accept the financial report as written, with modification below:
 - GM to make additional of a "Net Income" Line to future statements.
 - GM to provide Board a report of Marina Club Assets.

Reports were submitted for the following committees:

Golf, Yachting, Library, Social, ECC, and CERT.

- Wilbur Bowden stepped down as CERT Chairman, and George Dattore was appointed CERT Chairman.
- Motion was made by Steve Vilsack, second by Mike O'Donnell, to form an Ad-Hoc committee to review the Association's Committee Operations Procedures. After some discussion, Steve Vilsack, Mike O'Donnell, and George Dattore were appointed to the Ad-Hoc committee. Motion carried unanimously.

The General Manager's Report was submitted by Lance Stitcher, General Manager.

The Board advised that:

- we move forward with setting up the lock-box payment system.
- Verify that water temperature is recorded on the indoor pool log.
- Review staffing of the Marina Club Building,

The General Manager's report was accepted as written.

Unfinished Business:

1. Pool Committee / Social Committee Mission Statements.
 - Motion was made by Mike O'Donnell, second by Steve Vilsack, to defer approval of proposed mission statement for Pool, Social, and Arts & Crafts (originally under new business) until the Ad-Hoc committee returns their findings,
2. Discussion of Initial Capital Contribution Fee: Lance Stitcher was asked to work with Legal Counsel to bring this to closure by Rule this week.
3. Construction of New Boat Slips: The Board requested that the Manager investigate applying for an Extension on the Wetlands permit.
4. Proposed ARC Changes: Motion was made by Roger Young, second by Steve Vilsack, that the changes be forwarded to the ECC for written comment. The proposed changes are as follows:
 - All new homes shall be designed and built to encompass a combination of all the following architectural features:
 - Front exterior wall shall consist of multiple walls not all following the same plane. Hence all walls cannot be in a continuous straight line.
 - All front entries must have either a covered 3' x 3' portico or covered porch at the front and rear entrances.
 - All roofs shall consist of minimum 2 main ridge lines of which either intersecting and/or bi-level.
5. Swimming Pool Renovation: After discussion of the various options, General Manager was asked to proceed in finding the failure of the bonding system, repair the failure, and to remove the pool lights on a time & materials basis.

New Business:

1. Residents Letter (Enforcement Issue): Tabled until March

2. Proposed Arts & Crafts Committee: To be reviewed by Ad-Hoc Committee.
- At 11:12 a.m., a motion was made by Steve Vilsack, second by Mike O'Donnell, to move to recess.
 - Motion was made by George Dattore, second by Mike O'Donnell to move to Executive Session at 12:33.

During Executive Session there was discussion on two issues:

1. Contract Issue with Developer.
2. Annual Review of the General Manager.

No further business was discussed, nor motions made in Executive Session.

- Motion was made by Mike O'Donnell, second by Bobby Vincent, to return to open session. Motion carried unanimously.
- Motion was made Bobby Vincent, second by Steve Vilsack, to adjourn at 2:33 p.m. Motion carried unanimously.