

Canal Place POA
Board of Directors Meeting Minutes
12/7/07

Attendees: Jeff Lantz, Tom Hendrix, Tim Cullen, Bill Morris and Kevin Drew from Kirkpatrick Management. Lisa Schick from the dock committee also in attendance.

Diane Sabbath, Property Owner in Canal Place, was also in attendance.

Absent: Kevin Brunory

Call To Order: 11:45 am

A presentation was given by Lisa Schick, president of the dock committee, in regards to the committees recommendations to the Board of Directors. The dock committee recommended that every slip owner must submit a copy of their boat registration in order to receive registration numbers and a key to the docks and they should be given a copy of the dock rules at that time. They also recommended in increase in annual dock fees to \$250 to pay for light replacements, security gate installation and future repairs and maintenance. Tom Hendrix made a motion to accept the proposed \$250 annual dock fee. Bill Morris seconded the motion and the motion passed unanimously.

Diane Sabbath asked the Board about the possibility of installing decorative street signs throughout Canal Place. Jeff Lantz explained that the Board has investigated this option and will hold a vote at the annual meeting to allow the property owners to decide if they want to special assess for the cost of the signs.

Mrs. Sabbath also asked how she could get information such as meeting minutes and dates. The Board explained that this information will be available on the website as soon as the site is fully operational.

Board Review:

Meeting minutes from November 16, 2007 were reviewed. Tom Hendrix made a motion to approve the minutes as submitted. Tim Cullen seconded the motion and the motion passed unanimously.

November Financials were reviewed by the Board. Bill Morris made a motion to approve the November Financials as submitted. Motion was seconded by Tom Hendrix and passed unanimously.

A proposed 2008 budget was presented to the Board for review. The Board requested a column with 2007 forecasted numbers be included. Bill Morris made a motion to approve the 2008 proposed budget. Tom Hendrix seconded the motion and the motion passed unanimously.

Old Business:

The Board reviewed pricing from two vendors for the installation of rip rap along the shoreline near the front dock system. This was tabled for the next meeting.

The missing wheelchair access ramps were discussed. The homeowners will have until late spring 2008 to install the ramps and the Board will revisit this issue at that time.

The decorative street sign bid was tabled for the annual meeting and should remain in old business on the agenda until that time.

New Business:

The violation spreadsheet was reviewed. The Board asked that an attorney send a letter to the resident that has ignored four previous notices of violation in regards to the lack of a dusk to dawn light on their lot.

Kevin Drew is to contact G.T. Services to remind them to be careful of mailboxes when plowing the streets this winter.

Jeff Lantz proposed holding a second Annual Meeting in December of 2008 in order to discuss the upcoming 2009 budget with the property owners before it is approved. There would only be the need for one annual meeting in December of the following years.

Motion to adjourn meeting. Motion was seconded and passed unanimously.