

Estate Chocolate Hole Landowners Assoc.
Minutes of Annual Meeting
March 25, 2014
7 PM Giff Hill School Lower School Great Room

I. Establish Quorum: 220 Paid Members 40% for quorum=88	
Proxies	64
Members Present	26
TOTAL	90

II. President Kevyn Salsburg welcomed everyone. Introduced the directors present.

III. Minutes of Annual Meeting 2013-were mailed to every member and posted at www.echla.org Motion to approve without amendment Gail Siart., 2nd Susan Moroney. Approved by acclamation

IV. President's Report: Kevyn Salsburg: This last year was one of transition. Our attorney, Nancy D'Anna passed away in July, which has set back the progress on the revision of the Covenants and Restrictions documents. And, Larry Boxerman, who served as president for 7 years, resigned in the fall. Kevyn stepped up to fill that position, and the board has continued to do its work.

Raf Muilenberg is now the association's attorney. He was introduced at this point

Kevyn said that the volunteers in the neighborhood are the essence of our organization. And she listed some of the activities of the board for the coming year, working on the Covenants and Restrictions to be finalized and reviewed and ultimately ready for a membership vote by next year.

Pond Bay Club, beach access, beach clean ups etc, all require some additional volunteers even if not on the board.

V. Treasurer's Report: Paula Lambert presented the budget for last year and the actual figures. A copy is attached. And the projected figures for coming fiscal year. There were a few questions from those present: Receivables for example-she explained that the numbers have gotten better, many members have paid up on large past due accounts-some due to re-financing and others due to sale of property etc. Liability insurance policy : we have \$1million policy to cover anyone injured on ECHLA roads or property. A member was asking because someone got hurt on the path to Chocolate Hole Beach next to her property and she wanted to be sure there is a policy in place.

Lisa Durgin made a motion to accept report 2nd by Eric Lambert-Budget approved.

VI. Legal Report: Raf gave some personal background of himself. He grew up on St John. He works in the office of Morrisette and Muilenberg. He became ECHLA attorney in December. He says there is a lot of information he needs to catch up on, Nancy was the association attorney for over 20 years. He and Kevyn have gotten the files from Nancy's office. The most urgent items include:

a. Pond Bay Club: He is reviewing the agreement between ECHLA and PBC. There are several unfulfilled obligations which is the basis of our legal action against the

bank that now owns the property. Items not finished: Sidewalks, road maintenance, road to Chocolate Hole Beach (this was partially done, but not completed). Nancy had been working on this suit, and felt it was at a point of settlement, but that has not been finalized because she passed before that happened. Raf is working with Andy Arnold who was president when a lot of this was going on, to get a good understanding of the history and to see if there is a way forward for a good settlement.

- b. Compliance of owners with building code, encroachments, existing covenants and restrictions-He is looking at the existing documents and development within the neighborhood to make sure they are consistent and in compliance with our Covenants & Restrictions.
- c. Covenants & Restrictions Update: Would like member feedback once they have been sent out for review: When Nancy passed it set us back. However, having a new set of eyes is helpful. Hopefully they are close enough to completion to give to members for review and feedback. For example the revised documents include a provision for members to pay legal fees when ECHLA has to pay our attorney because the members are not in compliance. Kevyn's goal this year is to get these out and have them completed by next year's annual meeting.
- d. Questions:
 - i. PBC-status of case with them and bank. The bank has tried to say that they should not be held to the agreement, however, the agreement is a recorded document against the property, and it should bind the new owners to it.
 - ii. Settlement-the bank is ready to pay back dues and road assessments and want to have the case dismissed and only pay about \$5000. There is no trial date. Motions have been pending for over 2 years and there has been no movement.
 - iii. Jim Furneaux said the 2 major items that are of importance are the Chocolate East Road maintenance-very bad condition and needs a lot of work. Should be paid for by PBC. AND Beach nourishment (sand added) Raf said ECHLA must let CZM know that we are against the nourishment and we need to monitor what they are doing on the beach and find out where that particular issue stands. He also said that we can try to collect from them the costs of doing the road maintenance that has been done by ECHLA that was to be done by PBC.
 - iv. Beach Parking lot-the PBC did not complete the work at Chocolate Hole beach access and we need to push them to get it finished and to pay their assessments as well.
 - v. Ad hoc committees: Andy Arnold and Ralph Antolino are working with Raf on the PBC issue Ruth Dandalides offered to help with the C & R review. Lisa Durgin offered to help with both PBC & C&R work, Abby Schnell-O'Connell said she will head up the beach cleanup committee, and Paula suggested we get a telephone tree set up of those who live here most of the time in order to be able to quickly get volunteers together or for emergencies.
 - vi. PBC permits-are they transferrable? Other major concerns: Water, waste, Number of Units allowed, Raf said that these items are not well-defined

and that all of them need to be clarified by any new owners. ECHLA has some leverage because part of the agreement was that we waived the restrictions against commercial use language for 3 lots owned by PBC 488 E,F & G. Hopefully we can influence the waste water issue.

VII. ROAD CAUCUSES: At 7:55 pm the group broke into 3 road area caucuses for 30 minutes.

When the road groups returned they reported that the following will be the road assessments for 2014-15 fiscal year: EAST \$400 per lot, WEST \$500 Per lot, NORTH \$300 per lot

VIII. New Business:

- a. Catching roosters: There are several wild chickens and roosters. The discussion was how to catch them. Ideas ran from soaking bread in rum to rice & leading them into a non-lethal cage. (Have a Heart traps).

IX. Election of Officers & Directors:

SLATE: President Kevyn Salsburg Vice-President Susan Stair,
Secretary/Treasurer Paula Lambert

DIRECTORS:

NORTH: Bruce Munro, Larry Best

WEST: Abby Schnell-O'Connell, Gerald Singer

EAST: Kathy McLaughlin, Dan McElwee, Peter Fortunato

Tom Barnes MOTION to ELECT Slate 2nd Jim Furneaux MOTION CARRIED

Adjournment-Andy Arnold Motion to Adjourn, Jim Furneaux 2nd Meeting Adjourned