

MINUTES OF THE ANNUAL GENERAL MEETING OF URBANNA HARBOUR
WHICH TOOK PLACE IN THE CLUBHOUSE ON MOLLY'S WAY ON MAY 15TH
2010 COMMENCING AT 10:00A

BOARD MEMBERS PRESENT

Scott Cahill	President
Fred Eddowes	Vice President
Hazel Laughton	Treasurer/acting Secretary
Ed Fisher	Director
Phil Mullins	Director

Scott Cahill welcomed everyone to the meeting, 50 members of the Association were in attendance. Scott took a roll call of board members present and stated that a quorum was in attendance. He further stated that the correct notifications of this meeting had been sent out in advance as required. Further Scott made a **MOTION** that the minutes from the AGM in 2009 be accepted as posted on the official UHYC website. This was seconded by Hazel Laughton and carried unanimously.

Scott Cahill advised those present that in reviewing the ByLaws and Rules of the organization it was suggested that board terms be staggered to prevent a new board being appointed with no input or expertise from previous boards as had happened to the current board. He further suggested either a one or two term year of office for Officers. These updates will go before the full membership once a draft of the revised Bylaws is available.

Scott further announced that the Bylaws state that the Committee Chair for the Covenants Committee is for one year only and that he will be taking over in this role from retiring chair Ellen Woodruff.

Scott Cahill further advised the board that Ellen Woodruff had resigned from the board and that this resignation has been accepted.

The first item on the agenda was the request for a special vote on a 7,505 square foot common area running beside the home of home/slipowner David Cottrell. This vote was for the sale of this piece of property to David Cottrell for the sum of \$20,000 with the proviso that UHYC Condominium Association continues to have easement to the electrical services on said land. Please see the attached documentation for full details.

There was extensive discussion on this topic and a failed motion to delay a decision for 30 days.

Committee Reports
Treasurer's Report
Hazel Laughton

The members were advised that \$1,970,000 had been received in new dock assessment fees. Only one slipholder has refused to pay and a lien has been placed on that slip per our Bylaws and further action will be taken to retrieve the \$15,700. The board's efforts to ensure that no-one lost their slip – to the point of personal loans – was noted and appreciated. One or two people are still not fully paid but all this is in hand. Hazel pointed out that the fees for permits paid was \$150,000 to VMRC and \$10,000 to Middlesex County.

Our fiscal year ends March 31, and 2009/2010 accounts have been submitted to our accountant and also a request for an audit for the year. Hazel thanked Bob Fitch and Byron Parker for their ongoing help and support. The budget has been approved with 65 signed approvals being received

Insurance on the docks is currently being increased to \$1.2 million dollars.

The website is currently being revamped so that it is easier to use and now includes a Facebook connection where members can talk amongst each other. The internet continues to be a great way to communicate and get information out.

New Board Members

Hazel advised those present that David Laughton and Wordell Davis have both agreed to take places on the board. A **MOTION** was made for the acceptance of these two new board members by Hazel Laughton. This was seconded by Phil Mullins and carried unanimously.

Yacht Club/Social

Fred Eddowes

Fred advised that we are now officially members of the Yachting Club of America – this is a reciprocal membership and members of our own club will be permitted to berth at many yacht clubs in the area. Ultimately you will be able to apply for membership on line. Flags and shirts are already available on line. The annual fee to join UHYC yacht club has been set at \$30. Renters can also join, but membership to people outside these two areas has not been agreed upon. The creation of our own yacht club means that social events for UHYC will emanate from the club and UHYC Condominium Association will drop this line item from its budget.

We are planning a big event for the opening of the new docks which will be over the July 4th weekend celebrations.

Maintenance

Phil Mullins

Most of the expenses last year were caused by trying to keep the old docks afloat and now that part of the maintenance expense is behind us. The pump out station will be put back onto the docks as soon as possible.

Everyone could see the new decking on the club house (front and back) and the newly graveled parking area at the south docks. 90 tons of gravel were used and the drainage system repaired.

The new fence is now installed at the pool and we hope this will cut down on unauthorized use. Keys will be mailed one per slip before the opening of the pool for on memorial weekend. These keys are none-duplicating. If you lose your key a replacement will cost \$25. To comply with the new pool laws there now is a overflow system. Although the liner is wrinkled it has been decided not to replace it this year, so we will all have to tolerate the wrinkles. This situation will be reviewed by the committee later.

The patio under the clubhouse needs to be fixed and this will be done by volunteers. We are also working on the problem of phragmites. Roy Place is heading up a committee which is looking into the best way to handle this and we are currently working with the county on permits.

Information on new Dock boxes and steps plus umbrella holders will be put out onto the website as soon as possible. Slipowners with dock boxes which comply to our standards will be permitted to use them. Dan Matsey is looking into the design for umbrella fixing.

COVENANTS COMMITTEE

Scott Cahill

Scott reported that Ellen Woodruff had done an excellent job in the year she has been working on this very complex issue. As stated previously, Scott Cahill will be overseeing this area and plans to ensure that in future there will be good continuity from board to board. We need new people on the board and we need to create many more committees. We do have lots of expertise amongst our members. He is also working on phasing of the board. The revised Bylaws are currently being readied for review by the board before going out to the general membership.

NEW DOCKS

Ed Fisher

News that the new docks are on schedule and under budget was well received. Ed Fisher thanked David Laughton for taking over the position of general contractor for the docks during his winter absence. We are still anticipating that the grand opening will take place in early July. Ed stated that the electrical contractor will be here on Monday to commence work which will take approximately 6 weeks. Ed asked David Laughton to report on recent events. David Laughton said that Pedestals will be here next week. The north docks will be installed within 3 weeks. David pointed out that cigarettes casually dropped onto the floating docks would be a huge fire hazard and asked everyone to bear this in mind, signs will be posted. We are currently working on the Cottrell walkway Next week we will be working on the north end communicating pier and the utility pier south. We are expecting 15 trailer loads of docks in two weeks. We have started work on steel pilings and as you can see the docks are now moved into place. When the two

connecting dock are completed steel dock Pilings will be set at the rate of approximately 8 per day. Docks will be set in place in 3 – 4 weeks and then the utilities will be fully underway on all docks.

David produced information on floating Boat Lifts for those members interested.

Ed Fisher said that he will be contacting Dominion Power because the meters are not numbered sequentially and he wants to address this.

One member asked about handling one's boat and berthing at the docks. Fred Eddowes said that he can arrange for visits by the Power Squadron for those interested and Glen and joy Mullins said they would also be around to help people. Fred will also contact the Bass Pro Shop for their input.

NEW BUSINESS

The vote on transferring ownership of 7,705 square feet common area to David Cottrell.

After a final vote of 42 for and one against, per Section 1.4B and 2.10 of the Bylaws where QUORUM is concerned a **MOTION** was made by Bill Douglas for UHYC to deed this common area to David Cottrell for the sum of \$20,000 (twenty thousand dollars) with UHYC Condominium Association continuing to have easement to electrical services. This motion was seconded by Phil Mullins and carried.

This concluded the committee reports and there being no further new business Scott Cahill brought the meeting to a close

Submitted by
Hazel Laughton
Acting Secretary

URBANNA HARBOUR YACHT CLUB

SPECIAL VOTE BY MEMBERSHIP

Your Board is requesting your vote on the TRANSFER OF OWNERSHIP of a small piece of common land (basically a right of way to electric meters) currently owned by membership.

The piece of common land in question is adjacent to the home in Urbanna Harbour of Mr. and Mrs. David Cottrell and measures 7,505 sq. ft. Please read the information given below and make your vote:

Attached is a copy of the plat which shows the piece of land in question. UHYC Condominium Association's Bylaws state that we must maintain all common areas. Unfortunately over the years, despite repeated requests from Mr. Cottrell, this piece of common ground has been neglected to the point that now our Association is obligated to pay in excess of \$24,000 for clean-up. There is also a considerable liability to us because of damage to the Cottrell's property that could be caused by falling trees and debris.

Mr. and Mrs. Cottrell have offered a payment of \$20,000 for the common area in question, and any agreement will include the proviso that UHYC Condominium Association will continue to have easement to the electrical services. Mr. and Mrs. Cottrell will immediately take over full responsibility for the clean-up of the area in question.

This \$20,000 will cover cost of the walkway the association is legally obliged to build from Mr. Cottrell's property to the docks and save our association the cost of the clean up in all a saving of \$44,000.

To view the piece of land in question please go to section 2 of the Declaration and you will easily see it at the top of the page.