5-1-2024 Board Meeting

Dwight Allison, Mark Hepp, Andy Zimmon, Beverly Bruce, Andres Borden, Roland LaRose, Kelly Weimer, Jay Hendrick

The Little Bay Condominium Association Board of Directors met on May 1, 2024 starting at 4 PM. Andy Zimmon lead the meeting.

- There was a discussion of someone that is running a Water Taxi service around Portsmouth. He has inquired about renting a slip. The Board said he may rent a slip but he may not run the taxi service from the dock.
- There was a discussion about dock boxes for slip owners. Several slip owners have asked about installing one. Andy will speak with Brian Ferguson and get back to the Board with a proposal/suggestion.
- There was a discussion about the fence to be installed by LBD along the property line with Newick's. Mark will speak with LBD to see if we might have some input and he will see if there is any chance we can eliminate the fence and go with some shrubs instead. If a fence is required by the Town, the COA may want to consider planting some shrubs along the fence line.
- There was a question about when and how long it will take to install the docks. Andres is in contact with Riverside and he expects them anytime now. It will probably take a day or two for docks, electric and plumbing to be connected.
- Dwight will meet with ATP to finalize the last of the accounting transfer to ATP.
- The Board agreed that it will begin to share financial statements with owners starting with the 2nd quarter of the year and then have quarterly reports available thereafter for owners.
- There was a question about the rates being paid by LBD for dues. Dwight clarified the agreement that was reached with LBD. They are paid up to date on all dues.
- There was a discussion about the commercial space. That space is owned by LBD but the mailroom and outside bathroom are common area of the COA. There is a disagreement with LBD about who should pay for the utilities for the commercial space. Mark will continue to get work to resolve that with LBD.
- We will have the annual meeting in September or October. At that time, all Board five Board positions will be open for elections. Dwight has said he will be dropping off at that time. Other existing Board members will be eligible to stand for reelection if they wish. Other owners will also be eligible to be placed on the ballot. ATP will notify owners at least 21 days in advance of the annual meeting and they will ask if any owners might be interested in joining the Board.
- There was a brief discussion regarding the double payment of property Management fees in February charged to the Association, and possibly TJN, Inc. had mistakenly billed for February when Arthur Thomas properties assumed these responsibilities. TJN, Inc should be asked to credit back the February charge.
- There was a motion and a vote to adjourn at 5 PM.