

**Shipyard Plantation
Board of Directors
Minutes**

Present Members: Mr. Elwood Bish, Mr. John Bopp, Mr. Bill Devine, Mr. Don Kennedy, Mr. Don Manak, Mr. Ken McNerney, Mr. Bob Moore, Mr. Joe Murray, and Mr. Bob Weissman

Absent Members: Mr. Bob Brown, Ms. Pat Cheek, Mr. Richard Jaynes, Mr. John Kzenovitz, Ms. Kim Lutian, Mr. Ryan Matz, Mr. Kevin McMahan, Mr. Joe Nahman, Mrs. Debbie Newton, Ms. Gail Quick, Mr. Gunter Schramm, Mr. Michael Toland, and Mr. Joe Ulicny

Present Staff: Mrs. Sally Warren and Mrs. Meredith Simmons

Others Present: Mr. William McHugh and Mr. James Winner

Date: February 21, 2013

1. Roll Call/Introduction

The meeting was called to order at 4:00 p.m.

2. Prior Minutes

The minutes of the prior meeting were reviewed. A motion to approve them as written was made and passed.

3. Financial Report

Mrs. Warren reported that income for the first month was very strong due to decal revenue, access fees, ARB fees, and locker payments. She stated that the receivable, as of January 31st, was \$555,965.30 which indicates that 66% of the annual assessment has been paid. She went on to report that security expenses were on target for January, but that landscaping costs were slightly over budget due to major tree trimming along both Cordillo and Shipyard Drive. She went on to report that General Administration costs were high due to annual billing costs and three payrolls in January, but that General Maintenance was right on target for the time of year. She closed by reporting that Beach Club expenses were under budget and that Enhancement Fee income for the month was \$3,488.75 which represented about ½ of the amount from January 2012.

4. Old Business

A. Beach Club Heating and Air Conditioning Upgrade

Mrs. Warren updated the board on the progress of the HVAC upgrade bids and reported on the advice of associated consultants. It was noted that the