

Mariners Landing Community Association, Inc.
Community Association for Resort Expenses (CARE)

Annual Meeting – October 22, 2005
Saunders VFD Meeting Hall – 10:00 am

Developed and undeveloped lots represented in person:

- 1st Fairway: #30 (Burks); #39 (Clelland); #44 (Gilbert); #23, 24, 25, 27, 28, 29, 31, 32, 33, 35, 36, 37, 47 (Matt White, M&J Developers, LLC)
- 6th Fairway: #1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 19 (Matt White, M&J Developers, LLC)
- 8th Fairway: #1 (Jordan); #2 (Martin); #3 (Rosensteel); #4 (Murray); #21 (Yarborough); #26 (Doyle); #7, 8 (Matt White, M&J Developers, LLC)
- 10th Fairway: #1, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 22, 23, 24 (Matt White, M&J Developers, LLC)
- Mariners Village: #32 (Shaffer); #40 (Poole); #53 (Martin); #70 (Matt White, M&J Developers, LLC)
- Section 1: #30 (Osantowski); #18, 25, 33, 35 (Matt White, M&J Developers, LLC); #36, 37 (John White, JW Holdings, Inc.)
- Section 2: #43 (Ferguson); #42, 49, 50 (Matt White, M&J Developers, LLC)
- The Cove, Sec.1: #4 (Craghead); #7 (Wachter); #8 (Lindell); #17, 18, 19, 20, 21 (Matt White, M&J Developers, LLC)
- The Cove, Sec.2: #1, 2, 3, 4 (Matt White, M&J Developers, LLC)
- The Pointe: #114 (DeBay View Living Trust); #123 (Harris); #155 (Smith & Pullen, LLC); #116, 117, 151 (Matt White, M&J Developers, LLC)
- Undeveloped lots: 4500± (John White, JW Holdings, Inc.)

Lots represented by proxy:

- 1st Fairway: #41 (Turner)
- 6th Fairway: #114 (Vaden); #118 (Fanelli); #130 (Brath)
- 8th Fairway: #5 (Burdett); #17 (Moll); #22 (McDonald)
- Mariners Village: #5 (Swann); #6 (Deibler); #13 (Dougherty); #16 (Kubida); #30 (Burns); #38 (Nilsen); #45 (Curfiss); #48 (Dhumne); #55 (LaPrade); #62 (Hale); #66 (Arbogast); #72 (Chiccehitto)
- Section 2: #40 (Peerman); #46 (Baldwin); #54 (Bohner)
- The Cove, Sec.1: #6 (Nilsen); #10 (Lindberg); #11 (Walker); #13 (Wilhelmi); #16 (McDaniel)
- The Pointe: #115 (Burriss); #121 (Triple G Properties, LLC); #122 (Gunter); #132 (Gioeli); #161 (Splawn); #165 (McDonald)

9 invalid proxies were accounted for (assigned to themselves, a non-owner, or an owner who wasn't present at the meeting).

The meeting was called to order by John White, President, and the board was introduced. (John White, President, Rebecca Carroll, Secretary/Treasurer, Matt White, Hugh Shaffer, and Bob Lindell. Absent were Jeff Burdett and Dave Vaden.)

Attendance was taken and proxies were accounted for. It was determined that a quorum was present for the purpose of doing business.

The minutes from last year's annual meeting were reviewed. Mike Wachter motioned that the minutes be accepted as stated. Hugh Shaffer seconded the motion. All voted in favor.

Last year the annual meeting was shifted from mid-summer to late fall, so that budgets and billing would be consistent with the calendar year. This resulted in a financial report of more than 12 months to bring

everything current since the report at the last meeting, but it was broken out for the 2004 partial year, and 2005 to date shown separately. By next year's meeting we will be fully switched to the calendar year.

The board did not have a chance to review the financial reports before the meeting since some of the information was not received until the day before the meeting. The financial report showed separate columns for June-December of 2004, 2005 actual expenses to date, projected expenses for the balance of 2005, and proposed budget for 2006.

The "social membership" line item shows income from non-owners who have been allowed to pay for membership (\$70/year, and no voting rights) in order to access Mariners Landing amenities and discounts.

The "discount" line items show income from specific discounts that were offered to CARE members for 2004. CARE members paid a \$25 fee for each discount they wanted to use. The discounts offered will change from year to year, and owners should make the board aware of specific businesses (in or outside of Mariners Landing) they would like to see discounts from, so that we can see if it can be negotiated. The boat slip discount will remain for 2006, and there will not be an increase in slip rental rates.

At this point, CARE is only paying a small portion of the total security expense (which is approximately \$70-80,000/year). The balance is paid for by The Pointe POA and M&J Developers. As CARE membership increases, we will take on more financial responsibility for security.

The new entrance sign will be mirrored on the other side of Deer Trail, and the old sign in the island will come out and be replaced by landscaping. We have increased the budget for that maintenance and added a reserve for sign maintenance.

The road reserve is proposed to cover maintenance on Lake Retreat Road from Mariners Way to Graves Harbor Trail and a portion for the road going down to the boat slips/launch below Mariners Village.

M&J Developers is putting in almost 3 miles of walking/bike/cart paths and exercise stations that will be the responsibility of CARE to maintain.

The increase in the dumpster budget is due to additional pick-ups during the season and a new fuel surcharge. The board will comparison shop and make sure we are still getting a good deal. It was suggested that we ask for an extra pick-up on holiday weekends rather than add more containers.

M&J continues to see strong sales. Due to the income from the developer's initial contribution (\$200/lot on each new sale) and the anticipated income from new owners, there is no need to increase dues this year.

Hugh Shaffer motioned that the 2006 budget be accepted as presented. Mark Gilbert seconded the motion. All voted in favor.

The planner's report was presented for review.

The developer has not been successful in getting new No Wake zones approved, but is working to improve enforcement on the lake in general. Owners may be able to get a response where the developer is not, due to different levels of accountability from government officials. In any case, if an owner or renter is speeding in the area around the Mariners Landing docks, report to security with as much identification of the boat as possible, so that it can be taken care of. Some type of watercraft ID (like the DGIF sticker) will be considered for all slip renters.

The revised master plan which was presented to Bedford County for review showed updated information for things that have been done since the last master plan was submitted, as well as speculation on future development.

Drainfields for 2nd phase of the sewer system are being located near the pole barn off Whitetail Drive.

The 626 commercial site has been submitted to the engineers, and selection of an architect is being considered. First phase may include a 30-50,000 sf “mall” with proposed food court, office space, and possibly a bank.

Due to chemical restrictions, the scum on the ponds at the entrance is not so easily taken care of. Since they are the responsibility of the golf course, we can only encourage them to find a way to control it.

Sections 3 & 4 are two of the original sections, which are now scheduled for imminent development. Section 3 is located on the other side of 10th Fairway. Section 4 is on the back side of the 11th Fairway.

The board consists of 4 members appointed by the declarant and 3 members elected from the presidents of the associations. The 4 appointed members will stay the same for 2006 – John White, Matt White, Jeff Burdett, and Rebecca Carroll. After some discussion, Mike Wachter motioned that we carry the same board of elected directors as last year. Ian Clelland seconded the motion. The presidents who served last year, Dave Vaden (6th Fairway), Hugh Shaffer (Mariners Village), and Bob Lindell (The Cove), were voted back in for 2006.

Mark Gilbert motioned that if Dave Vaden declines to serve (since he was not present at the meeting to state his intentions) Jim Ferguson will take his place on the board. Mike Wachter seconded the motion. All voted in favor. (Subsequently, Dave agreed to serve.)

New business: Hugh Shaffer suggested that we need a community meeting room where small groups could meet (without paying the standard fee at The Pointe). However, with a building comes financial responsibility for the association. The suggestion has been noted for consideration and future discussion.

There being no further business to discuss, Mike Wachter motioned that the meeting be adjourned. Grant Burks seconded the motion. All voted in favor.