

MARINERS VILLAGE CONDOMINIUM UNIT OWNERS' ASSOCIATION, INC.

<http://www.marinerscondoassociation.com>

Annual Meeting, May 19, 2007

The annual meeting of the Mariners Village Condominium Unit Owners' Association was held on Saturday, May 19, 2007, at Saunders Volunteer Fire Company Hall, Huddleston, VA. The order of business followed the guidelines set forth in Article XI, Section 11.1 of the Bylaws of the Association. Minutes of the meeting follow:

(1) Call to order -

Meeting was called to order at 10:00am by Hugh Shaffer, association president.

(2) Roll call and presentation and examination of proxies -

Members were present for units 30, 32, 37, 45, 46, 47, 56, 59, 65, 69. In addition, 19 valid proxies were submitted for units 6, 14, 16, 17, 21, 24, 29, 38, 39, 40, 41, 44, 48, 51, 61, 64, 66, 67, & 70.

Therefore, a quorum existed for the purpose of conducting business. Property manager Ernie Hoch of Trinity Property Services was also present.

(3) Ratification of previous year's business -

A list of accomplishments for 2006-2007 (attached) was distributed and reviewed by those present. Board president Hugh Shaffer stated that more than \$60,000 in capital repairs or contracts have been expended or are in process per the capital plan.

A concern was expressed regarding the number of shrubs that have died, particularly boxwoods around building 4. The association board was requested to attempt to determine the cause and then remove the dead plants.

Unit owners' options regarding unit repairs and improvements, especially in the porch areas, were discussed. Improvements to areas considered part of the common elements require board approval to maintain common architectural integrity. Improvements to areas internal to individual units are at unit owners' discretion, as long as they do not directly impact or require further modification to common elements. The suggestion was made that a list of recommendations be made to communicate actions individual owners can take to avoid problems to their own or other units - a "better safe than sorry" list.

A list of plans for 2007-2008 (attached) was reviewed. Water damage to units that are below grade was discussed. The originally installed drainage has turned out to be inadequate in places, resulting in damage to affected units. The board is working to resolve issues, as the developers have taken the position that they are not responsible.

(4) Reading of the minutes of the previous meeting -

Oral reading of 5/27/06 annual meeting minutes was deferred; individual reviews were conducted. The minutes were approved as distributed.

(5) Reports of Officers and Committees -

Board treasurer Skip Lowman distributed and reviewed the 2007 budget, operations report 2007 year to date, and balance sheet as of April 30, 2007.

(6) Election of Directors -

Members elected unanimously to the board are Hugh Shaffer, Skip Lowman, Cinda Curfiss, Tom Burns, Ja'Ree Thompson, Ed Moldenke, and Tanya Poff.

(7) Unfinished business - none

(8) New business -

Broadband internet access - Mariner's Landing developers have negotiated a contract with B2X for service throughout the development. For Mariner's Village, there are cost and equipment ownership issues, so that option is currently in limbo. The option of using a Verizon wireless card was presented, limiting the expense to individuals desiring the service.

Day and boat docks - Mariner's Landing developers have made the day docks into rental docks, including on the swimming beach side of the day docks. It is unclear what condo owners have available for their guests and themselves for the amenities fees they pay. Ernie Hoch pointed out that the CARE program is not part of the Mariners Landing Community Association - it is a separate business activity of the developers.

Parking enforcement around the boat launch - it is spotty and the sign restricting parking nearest the launch is no longer there.

Rental of amenities for private affairs - it was commented that the developers should inform resort property owners, as a courtesy, when they intend to restrict or close access to amenities by email or notification on their website.

Septic system problems - an incident this spring required emergency action to pump one of the condo septic tanks. The Mariners Landing Water & Sewer Company has been notified that remediation is required for all of the septic tanks, and Ernie Hoch was notified by Jeff Burdett that action was taken. Owners were encouraged to contact the sewer company directly to voice their concerns, in addition to any action the association board may take. It was recommended for the board to communicate issues such as this to individual unit owners so that they may contact the appropriate Mariners Landing service providers.

(9) Adjournment - adjourned at 12:00 noon.

Respectfully submitted,

Tom Burns