

**MINUTES
of the
MARINERS LANDING MASTER ASSOCIATION
ANNUAL MEETING**

(held at The Pointe at Mariners Landing Conference Room)

September 18, 2004

4,685 lots represented in person:

1st Fairway: #39 (Clelland), #44 (Gilbert), #45 (Butler), #23, 24, 25, 26, 27, 28, 29, 31, 32, 33, 35, 36, 37, 42, 46, 47 (John White for M&J Developers, LLC)

6th Fairway: #114 (Vaden), #116 (Keaton), #120 (Kiley), Section 14-lots #1-18 (John White for M&J Developers, LLC)

8th Fairway: #5 (Burdett), #16 (Starkey), #26 (Doyle), #7, 8, 13, 17, 18 (John White for M&J Developers, LLC)

Mariners Village: #19 (Watson), #20 (Burns), #43 (Chaney), #46 (Thompson), #53 (Martin), #56 (Kirkbride), #22, 23, 47, 58, 59, 60, 62, 69, 70, 72, 72 (John White for M&J Developers, LLC)

Section 1: #9, 18, 25, 27, 28, 29, 30, 31, 33, 35 (John White for M&J Developers, LLC), #36 & 37 (John White for JW Holdings, Inc.)

Section 2: #46 (Baldwin), #42, 48, 49, 50 (John White for M&J Developers, LLC)

The Cove: #7 (Wachter), #8 (Lindell), #9 (DeWitt/Elder), #1, 2, 3, 4, 6 and Section 1B-lots #1-7 (John White for M&J Developers, LLC)

The Pointe: #114, 116, 117, 125, 133, 141, 142, 143, 144, 145, 151, 152, 153, 154, 155, and 3 commercial units (John White for M&J Developers, LLC)

Undeveloped lots: 4,570 (John White for JW Holdings, Inc.)

23 lots represented by proxy:

6th Fairway: #112 (Honaker); #118 (Fanelli); #124 (Dobbs)

8th Fairway: #22 (McDonald), #23 (Fuerst), #27 (Neukirch)

Mariners Village: #2 (Coffman); #6 (Deibler); #24 (Gasparo); #32 (Shaffer), #37 (Eidam), #51 (Mawyer), #52 (Mason), #66 (Arbogast)

Section 1: #10 (Smart), #13 (Hutslar)

Section 2: #43 (Ferguson)

The Cove: #5 (DeLong/Toms), #14 (DeMarco)

The Pointe: #110 (Williams), #111 (Hammock), #115 (Burriss), #119 (Reynolds)

The meeting was called to order at 10:30 am by John White, Declarant and President of the Board.

Attendance was taken and proxies were presented.

John White proposed changing the name of the Association to Mariners Landing Community Association, Inc. All members present approved of the change.

The treasurer's report was presented and questions were taken.

- It was noted that the report represents two years of dues. Through 2002, dues were collected in arrears. At the 2003 annual meeting it was determined that dues would need to be collected in advance to cover expenses for future years. With the change, two years of dues are reflected in one year's report.
- The handout reported financial information from 6/1/03 through 5/31/04. The current balance in the account is \$9,670.12

Minutes from last year's annual meeting were distributed and reviewed.

The planner's report was presented by Jeff Burdett.

- The developer has started the process of upgrading the water treatment system with the expectation that the upgrade will be well under way by next spring. A meeting has been held with VDH concerning the project and they are in support. Bedford County is scheduled to review and approve in October. The water and sewer are tested/monitored daily, with additional water

testing monthly (coliform), annually (lead, copper, and iron) and tri-annually (nuclear metals). An annual water report is sent out to all consumers with the results of these tests.

- The central sewer system began functioning October 2003.
- The Cabana/Pool complex was completed mid-summer and includes a regulation beach volleyball court in the back.
- The following have been recorded and are under development:
 - The Cove, Section 1B (7 waterfront single family home lots)
 - 6th Fairway, Section 14 (18 townhome and single family lots)
 - The Pointe, Phase II (56 units)
- The following have been approved by the Bedford County and are ready for development:
 - The Pointe, Phase III (56 units)
 - Section 5, Marie Drive and Diddie Court (22 single family home lots)
- The following are currently being reviewed by Bedford County:
 - The Pointe, Phase IV
 - East Cove
 - Revised Mariners Landing Master Plan

All members voted in favor of the ratification of the previous year's business. John White indicated that it is time for the Developer to start stepping back and the Community Association to step forward and start taking over their responsibilities.

The board of directors will consist of four members appointed by the Declarant and three members elected from the existing presidents of the associations within Mariners Landing by the membership. The appointed board members are John White, Matt White, Jeff Burdett, and Rebecca Carroll. Votes were tallied from the proxies and the members present at the meeting, and the elected board members are Dave Vaden (6th Fairway), Robert Lindell (The Cove), and Hugh Shaffer (Mariners Village Condominium).

John White presented the CARE concept. Community Association for Resort Expenses (CARE) would give owners membership options in addition to the required annual dues for budgeted expenses. For example, members might have the option of paying an additional annual fee for a discount at The Pointe Restaurant – additional income is generated for the Association, the owner gets a discount on great food, and The Pointe make a contribution for the CARE of the community. Non-owners would also be invited to join as “social members” to receive similar benefits and provide additional income for the Association. It is anticipated that the additional fees and discount amounts will be solidified and owners will be notified of their options by the end of this year.

Security is mandated for The Pointe POA. Security people are monitoring nightly, 7 days/week at the Pointe and also traveling through the rest of the community. The Developer is currently paying for security travel in the rest of the community, but additional income will need to be generated by the Community Association to begin taking on that responsibility. There are already several known instances where the security presence has prevented a situation from escalating into a problem. The occurrence of petty vandalism seems to have decreased (specifically at the boat docks) as owner/renter traffic has increased. “Community Watch” may also be productive, and should an ongoing problem arise that could be helped by community awareness, the newsletter may be used to inform.

The proposed budget for 2004-2005 was presented with an increase of annual dues to \$125 to cover some of the cost of security. Dues are paid on a calendar year. Ian Clelland motioned that the budget be accepted as presented. Robert Kiley seconded the motion. All voted in favor.

The meeting was adjourned at 12:30 pm.