

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

Annual Meeting – October 23, 2010

Blackwater Room, The Pointe at Mariners Landing – 10:00 am

Developed and undeveloped lots represented in person:

- 1st Fairway: #30 (Burks); #38 (Rada); #47 (Vail); #27 (M&J Developers, Inc.)
- 6th Fairway: #112 (Honaker); #1, 2 (Craddock Oaks); 3, 4, 5, 6, 7, 8, 9, 10, 11, (M&J Developers, Inc.)
- 8th Fairway: #1 (Jordan); #2 (Martin); #17 (Moll); #16 (Starkey); #18 (McGraw); #22 (McDonald); #25 (Wiley); #7, 8 (M&J Developers, Inc.)
- 10th Fairway: None
- 16th Fairway: #6 (JW Holdings, Inc.)
- Mariners Run: #1-3, 6, 8-21, 24-135 (M&J Developers, Inc.)
- Mariners Village: #6 (Deibler); #30 (Burns); #32 (Shaffer); #44 (Snoddy); #45 (Curfiss); #47 (Poff); #65 (Lowman); #69 (Overby); #72 (Stefani)
- Section 1: #8 (Reynolds); #29 (Turner); #30 (Osantowski); #32 (Gruber); #34 (Jones); #36, 37 (JW Holdings, Inc.)
- Section 2: #41 (Carroll); #43 (Ferguson); #49 (Miller); #42 (M&J Developers, Inc.)
- The Cove, Sec.1: #4 (Starkey); #6 (Lowman); #8 (Lindell); #18, 19, 20, 21 (M&J Developers, Inc.)
- The Cove, Sec.2: #1 (Smythers); #2 (Hall); #3 (Hadfield)
- The Cove, Sec.3: #1 (M&J Developers, Inc.)
- West Cove: #9 (Vail); #2, 3, 4, 7, 14, 15, 16, 18, 19, 20, 21, 22, 23 (M&J Developers, Inc.)
- The Pointe: #110 (Willow Group), #152 (Weitzel); #154 (Rullman); #162 (Barton); #223 (Williams); #2102, 2201, 2301, 238/2304, 2402, 3102, 314, 3202, 322, 327, 328/3204, 3301, 331/3300, 3302, 332, 338/3304, 341/3400, 3403 (JW Holdings, Inc.); #208, 2104, 2101, 2103, 2200, 2303, 2404, 301, 302, 303, 304, 3101, 311/3100, 3103, 313, 315, 3201, 3203, 324, 3303, and 6 commercial units (M&J Developers, Inc.)
- Undeveloped lots: 4,197± (JW Holdings, Inc.)

Lots represented by valid proxy:

- 1st Fairway: #33 (Kesler); #37 (Roberti), #41 (Turner); #44 (Gilbert)
- 6th Fairway: #16 (GCK); #17 (DeHaven); #118 (Fanelli); #122 (Ball); #130 (Brath)
- 8th Fairway: #14 (Revell); #23 (Fuerst); #24 (Hall); #27 (Mignona)
- 10th Fairway: #11 & 12 (D&S Development); #13 (Patton); #20 (Anderson); #48 (WW McDonald Land Co)
- 16th Fairway: #3 & 4 (Longenecker)
- Mariners Run: None
- Mariners Village: #1 (Thomson); #5 (Swann); #21 (Kenney/Ashby); #23 (Larson); #33 (Brodd); #34 (Larsen); #35 (Crull); #37 (Moldenke); #39 (Brown); #40 (Poole); #51 (Mawyer); #55 (Rosen); #60 (Maddox); #61 (Scopel); #63 (Cannaday); #66 (Arbogast)
- Section 1: #11 (American National Bank); #13 (Paradox Group)
- Section 2: #46 (Glover); #57 (Quirin)
- The Cove, Sec.1: #2 (Craighead); #5 (DeLong); #11 (Walker); #12 (Craft); #13 (Wilhelmi)
- The Cove, Sec.2: None
- The Cove, Sec.3: #4 (Craft Investments)
- West Cove: #5 (Sarn); #6 (Walters)
- The Pointe: #118 (Pizzala); #144 (GCK); #145, 215, 346, 347 (Perkins); #155 (Smith & Pullen); #204 (Manion); #221 (Moreau); #228/2204, 335 (WW McDonald Land Co); #2202 (Chief Investments); #233, 246, 247 (Kirkpatrick & Blaker Assoc. Ltd.); #234 (Reynolds); #248 (Mason); #2401, 3401 (Koepenick); #323 (Osborne); #3402 (Peckham)

The meeting was called to order by John White, President.

Attendance was taken and proxies were accounted for. A quorum was present for the purpose of doing business.

The minutes of the 2009 annual meeting were reviewed. Hugh Shaffer motioned and Tom Hall seconded that the minutes be approved as stated. All votes were in favor.

Treasurer's report & budget discussion:

- If dues had been adequate to cover *actual* expenses for 2010, they would have been \$212.02/unit.
- For several years there has been limited income to CARE from developer's contributions from new sales (due to the slow economy), and limited other indirect income (social memberships and CARE discounts). The CARE board discussed the budget at a meeting on 9/23/10 and made a recommendation that dues increase to \$179/year for 2011.
- Reserves for the entrance and the road to the boat slips (to the left of and behind Mariners Village) have been eliminated – insurance should cover the entrance in the event of a catastrophic loss, and John White will take over responsibility for the road to the boat launch and slips. The funds in both reserves will move back to regular account.
- Last year CALM took over community dumpster site to provide greater efficiency and control cost.
- Trash is picked up along 2 ½ mi. of roadsides daily. Community compactor and cardboard recycling is available to CARE members, and non-CARE members are being solicited to pay to use it as well.
- What does CALM 24/7 provide that we can't get from 911? Immediate response 24/7 in regards to situations that occur in Mariners Landing. Calls go to Guest Services (540-297-4900) during hours and are forwarded to an answering service after hours. Response is done 24/7 by CALM employees who live within the community.
- Roberta motioned and Tom Hall seconded to approve the budget as stated with dues increase to \$179. All votes were in favor.

Planner's Report (see separate handout which follows):

- Contrary to local rumor, Pointe IV/LongView is not on someone else's property. The foundation will be revised because the building has been re-designed.
- Shooting fountains in Cabana big pool are annoying to adults – their schedule will be re-evaluated.
- Need to put shirt around compactor shed to keep critters out. Light will be put on the front of the shed. Concrete will be extended to make it easier to unload.
- We will continue to pursue No Wake zone at The Pointe.

The CALM office is not attractive. We are getting prices to put plantings around it to soften the view and will try to improve the image.

New business:

- Thank you to the owners who volunteered at the last social to serve on several committees.
- Neighborhood watch: Bob Lindell is organizing the group. Bob met with Sgt. Mays from the Bedford County Sheriff's office. Once owners have volunteered from each subdivision, Sgt. Mays will come to explain how it works.
- A Social Committee has been set up to plan events. Several people have volunteered.
- There was some discussion on food discounts – Benjamin's is making the 10% discount available this year without owners having to pay a fee. It was agreed that the discount should be made available only to amenities card holders.

- There is a burn pile next to the maintenance shed that can be used by permit only. Permits can be requested from Erin at the CALM office (Erin@tpsmanagement.com).
- A modular camera surveillance system is being investigated. The first phase has been ordered and will be installed near the Pointe docks. Once it has been determined that it works at least as well as anticipated, it will be expanded to other areas. It is accessible remotely by computer and will give CALM staff the ability to monitor multiple sites at once.
- The hot tub at the small pool has been updated.
- Cabana Fitness has formed a partnership with the Bedford Y. A Y staff member will be on site Tuesdays & Thursdays, 6:30 – 10:30 am. If there is enough interest, group classes will be offered to Mariners Landing amenities members at no additional cost. Personal training is also available for a fee.

The meeting was adjourned at 11:30 am.

**PLANNER NOTES
CARE ANNUAL MEETING
OCTOBER 23, 2010**

1. Approved for doing INTERVALS at The Pointe.

- Affiliated with RCI for doing exchanges

2. DEVELOPMENT ACTIVITIES

- Phase 1 Cog Hill – 22 lots approved by Bedford County. Located adjacent to Hole #2.
- Phase 1 Craddock Oaks – Received permits from AEP / USACE / Bedford County for riprapping the shoreline. Also received permit from AEP for re-vegetating the shoreline after the riprap work.

3. AMENITIES

- 4 new tennis courts were constructed this past summer.
- 2 existing tennis courts were re-painted.
- New walkway around tennis courts is being constructed.
- Cabana pool and kiddie pool were re-painted.
- Drink and snack machines were installed in Cabana.
- Pointe pool / hot tub are scheduled for painting touch-up work.
- New bubble enclosure for the small pool has been installed.
- New pumps for the small pool hot tub have been installed.
- Construction of a new enclosed 25-yard lap pool has begun.
- New pond by Holes #3&4 has been completed and filled.
- 40 new covered slips and 16 new floating courtesy slips have been constructed at The Pointe.
- Trash compactor with storage building have been installed, along with a dusk-to-dawn light and a water source to wash the steps and compactor.
- Subdivision sign for 10th Fairway has been refurbished and such signs are now on a schedule for refurbishing.
- SWIM AREA / NO BOATS buoys were approved for the beach area at The Pointe. They have been purchased and will be installed shortly. In conjunction with this, a 10' x 10' swim platform may be installed.

4. Pine Ridge's NO-WAKE buoy application (that CARE expressed its support for at last year's annual meeting) finally had its public hearing with TLAC on Oct. 20th. CARE's support of application was noted. Final decision will ultimately rest with VDGIF and US Coast Guard. You may sign a petition "FOR" that is present at our meeting.