

**Bennett's Creek Landing Marina
Semi-Annual Meeting
October 22, 2019**

Pier Inspection Was conducted at 5:30 PM by Mr. Neil Wilson and several Marina Members, No new issues were found other than the ones identified at previous inspection in April.

Call to Order:

Meeting was Called to Order at 6:00Pm by Neil Wilson.

Introductions of Attending Board Members, Attorney, Sarah Palamara, New Manager, Gail Blecher and Marina Slip Owners present.

Neil Wilson Introduced HOA Attorney, Sarah Palamara to discuss the HOA & Marina Governance Issues with the Marina Slip Licensee's.

On 9/17/2019, the HOA Board initiated discussions to begin the Bylaw Amendment process, which is deemed necessary because it was discovered that the Virginia Marine Resources Commission may fine the HOA for violations caused solely by Marina Licensees. Open forum discussions were held with many marina members present. Additional discussions were held during Executive Session with Sarah Palamara, our attorney.

Ms. Palamara discussed the fact that the governance should be set up as a supplemental declaration.

Ms. Palamara discussed the history that led to this point and how the current set-up has corporate law governing real estate transactions and the need to have the transactions and governance brought into real estate law governance.

Ms. Palamara responded to many questions from the slip licensee's and recommended the licensee's through the marina representative let the board know how they would like to proceed.

Ms. Palamara left the meeting at 7:00pm.

Approval of Minutes:

Motion made, properly seconded to approve the meeting minutes from April 23,2019, Motion Carried.

Old Business:

Motion made, properly seconded to approve proposal from Marston Construction to replace 43 Deck Boards and stain to match existing as close as possible, Motion Carried.

Motion made, properly seconded to approve Neil to replace section of pipe for waste pump at Marina, several slip licensee's volunteered to help with the project, Motion Carried.

New Business:

Motion made, properly seconded to have Neil reach out to Jim Pittman Board President draft letter to VMRC regarding height restrictions, Motion Carried.

2020 Budget discussion, and the issue of funding replacement reserves was discussed at length. Motion made to move the \$3836 from Replacement Reserves for 2020 to the Operating Reserve Funds, and to hold the Replacement Reserves at the December 31, 2019 status until the governance issue of the Marina is resolved. Motion Carried with one vote against.

Neil requested to step down as Marina representative and suggested A. Scott Wilson become the Marina Representative to the Board of Directors. After discussion Motion made, properly seconded to appoint A. Scott Wilson as the Marina Representative to the Board of Directors and Neil to act as unofficial Dock Master, Motion Carried.

Motion to adjourn the meeting at 7:46 PM