

Regular Meeting
Colington Harbour Association, Inc.
Board of Directors
March 17, 2009

The following Board Members were present: Chairperson Stephanie Coleman, President Frank Hendricks, Vice President Don Brady, Bill Combs, George Litwin and Keith Smaltz. Also present Community Manager Carol Hopkins.

Meeting was called to order by Chairperson Stephanie Coleman at 7:00 PM. A moment of silence was observed.

Carol offered her Management Report and stated that RBC Contracting still has not returned to the Harbour to complete the punch list from the asphalt work performed in January. We did not hold the Boater Safety course with only 3 people that had signed up. Paul Deaver accepted our offer to take the full time position that Dan Wolf left. The Magistrate ruled in CHA's favor regarding the suit filed against the Harbour for money lost on a yard sale.

Stephanie called for Committee Reports. Pete Turek of the ACC advised us of the one building permit for a house and there were others for an addition and some bulkheads and last month there were two house permits. Jerry Raveling gave the Community Crime Watch Report. If we could get some volunteers it would be great to split the Harbour into 12 areas for them to patrol. In speaking with Sherriff Midget there has been a lot of kid activity in the area. Jerry spoke of the zoning change being considered for Dare County and that Martin's Point and Southern Shores have been asked to be granted waivers if this passes. In speaking with Lieutenant Smith he said the only thing we could do if the Harbour didn't get an exception to the ATV change if passed would be to file a complaint with the Magistrate's office. Jerry mentioned that Bay Cliff has a ban on motorcycles.

Old Business: Bill Combs advised that he had checked with John Cecci of CAMA about the floating dock request from Melissa Silver last month. John said it would be okay as long as it was not permanent and it was removed after use at the end of the day. George and Bill will evaluate the best location for the floating dock. Bill explained to the residents the concerns and problems with the existing fuel dock while stating that the closest fuel on the water was Pirates Cove in Manteo or the Dock of the Bay. Bill Froehlich, Sr. asked why it was important to restore the dock and did the sales warrant the rebuild. Pete Turek said that sales had diminished and that was the reason why the tank wasn't replaced due to the cost and liability. George mentioned that the volunteer staffing was an element in not bringing in more money and that the dock was only opened on Wednesday, Saturday and Sunday for a limited time. Bill said that the Board was doing a feasibility study on the dock with the new technology and will get back to the community on their findings.

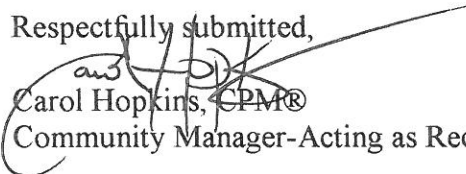
New Business: Carol mentioned that she had spoken to several residents about their musical talents but that no one had given a final commitment. Don made a motion to disconnect the 800 line at the office, Bill seconded and the motion was passed. Bill made a motion to accept the Agreement of Indemnification that was prepared by Susan Harman-Scott for our contractors to sign when doing work for the Harbour. Don seconded the motion and the motion was passed. Bill made a motion that all work within Colington Harbour must be done by a licensed contractor and that all work will be performed under a written contract. Don seconded the motion and the motion passed. . The Board will draw up the contract with the Indemnification Agreement and will submit a bid package with the specifications. If CHA signs a contract with a contractor that doesn't have a North Carolina contractor's license they must have a business license and they will still us a written contract. John Collins asked how that would impact them at the Yacht and Racquet Club and was advised it would not. Bill explained that the Harbour took RBC to task on the road work even though we didn't have a contract with them only a proposal.

The floor was opened for member comments. Bill Froehlich, Sr. of 229 Outrigger Drive said that the Board's discussion on the boat dock was refreshing. He questioned where is the business of the Harbour being discussed and asked has everyone read the laws of North Carolina and the By Laws. He stated that our By Laws are subordinate to the laws of NC. He challenged Bill Combs and said that Bill had lied to him four times. Bill Combs asked Bill Froehlich, Sr. if he would like to be part of the solution and serve on the Board. Mr. Froehlich said no and that all he wants is to be represented and that he was sending out four letters to the papers and the Attorney General. He further challenged the Board and asked them to abide by the laws of NC and personally challenged Bill Combs and Stephanie Coleman be referring to them recusing themselves on marina project votes. He further stated that Chris Cox left the Board a legacy and that he didn't want to hang out any dirty laundry. He said to Carol that he had called her on Feb 25th to ask a question on permits and that he didn't get a return call. Carol said that unfortunately the number on the phone message was not a working cell number.

George Litwin stated that he believes the guard gate is more important now with the state of the economy. Pete suggested that Carol do an article in the Newsletter. Sue Carroll of 216 Outrigger Drive is part of a Citizen Education Process and advised that there will be a huge increase (6%) in homeowners insurance and a 2% increase in the deductible per occurrence. Sue stated that there was an article in the Coastland Times saying that the insurance was going up 40 % and if homeowners challenge the increase they have a good chance of getting some reduction.

Meeting adjourned at 8:10 PM.

Respectfully submitted,


Carol Hopkins, CPM®

Community Manager-Acting as Recorder for this Board meeting