

**BHVA DRAFT**  
**Minutes of the Monthly Community Meeting of the Board of Directors**  
**June 16, 2020**  
**7 PM**

**Location of Meeting:**

Gotomeeting

**Present at Meeting:** Will Kim, President  
Ted Russell. Vice-President  
Bruce Hunt, Facilities Chair And Treasurer  
Laura Halleran, Secretary And EC Chair  
Pat King, Communications Chair  
Micheal Lebowitz  
Mark Moretti (call-in)  
Shelby Ascroft  
Joe Giacobbe (call-in)

The regular meeting of the Board of Directors of BHVA DRAFT was called to order at 7:05 PM on June 16, 2020 at Gotomeeting by Laura Halleran.

**I. Approval of Agenda**

The agenda for the meeting was distributed and approved by a majority of those present

**II. Review of Previous Minutes**

The minutes of the previous meeting were reviewed and unanimously approved.

**III. Consideration of Open Issues**

1. Update On Lawsuit Filed Against The Community

Will Kim

We will be striving to create a clear and friendly waterfront with rights for all

Preliminary Injunctive Hearing is 7/7/2020

Trevitt-Cristo is not representing us in this next phase of being sued

The BOD has hired Duane Morris, a nation-wide firm based out of NYC. Board Vote, 8-1.

Erie, our insurance company will be covering a substantial portion of lawsuit expenses.

A Special Assessment will be necessary to protect our property.

Crofton Perdue will send out a notice in the near future.

The process will take time as we are in the middle of defending our community in a lawsuit. We appreciate your patience.

**IV. Consideration of New Business**

## 1. QCC Answer Period

Ted Russell

Was there a change with our Property Management Company?

No. We asked for a more experienced property manager. Connie Simmons, with 34 years at CP was assigned to us. Among his many roles, he trains new property managers for the company.

How do we communicate? Most outgoing communications come from Constant Contact via Crofton Perdue. Occasionally messages may be sent out via a board member. All residents are encouraged to visit [www.croftoninc.com](http://www.croftoninc.com) to submit questions, comments and concerns electronically.

Question re: the Cooks and the sponsorship. We are talking to professionals about our offering plan and what our rights are.

Parking, Bathrooms and what assets are owned by a third party?

The parking garage was originally meant for homeowners on the west side of Seneca Point Road visiting the waterfront. The bathroom are owned by a third party and have been closed by them.

Boat Slips: BHVA does not own the docking facilities. We would like a slip contract for clarity so residents know what to expect. If cleats, lights, etc., need to be fixed, please call the docking facility owners.

Shuttle: It will not run this season due to COVID-19. In addition, we advertised for two months and could not find a driver seemingly based upon the weekend hours.

Insurance: It's not uncommon to be dropped by a company during a lawsuit. There are many options and the board will update the community.

Swim Dock: It was in our water rights and attached to our beach property. While we were working in good faith towards a resolution, it was removed.

## 2. Financials

Bruce Hunt

Bruce was surprised to see so many financial questions submitted via QCC as the January through April statements are right on the Crofton website at [croftoninc.com](http://croftoninc.com).

Revenue is on track and expenses are a bit over at \$48,500.00 for legal.

Mortgage and the budget-line item questions on the community center will be addressed by Crofton Perdue.

## 3. Facilities

Bruce Hunt

A contractor has been hired for the stairs

An engineer will be reviewing our road work, gutter work and the Cliffside Bridge

Tennis courts 3 and 4 have been refurbished  
New beach chairs have been ordered  
Lighting fixed  
Horseshoe courts are open at the community center.

### **V. Agenda and Time of Next Meeting**

The next meeting will be held at 7 PM on July 21, 2020 at:  
TBA

,

The agenda for the next meeting is as follows:  
TBA

The meeting was adjourned at 7:55 PM by Laura Halleran.

Minutes submitted by: Laura Halleran

Minutes approved by: BOD