

Minutes
Board of Directors Meeting
4599 Sandpiper Cove
May 23, 2005

Meeting called to order: 6:30pm

A. Roll Call and Certifying Proxies: Record Presence
Pam Rosynek, Ward Wells, Karen Weir, Hank McQuaide
Absent: Jeff Milburn John Bryant

B. Reading of Minutes of April 11, 2005 were read and approved.

C. Report of Officers:

President:-- Ward Wells -- Spencer Thompson willing to talk about the possibility of Nantucket keeping our present entrance area after all City sewer line work was finished. More meetings needed to clarify everyone's goals. We need a combined report from Tx.Dot, the City of College Station and the sewer development people to know where Nantucket position will be with these projects.

The Board has not received a report from the ACC on ongoing issues of projects initiated without consent from the ACC. It is our understanding that several letters to homeowners were issued, but no copies of them or any other information from the ACC has been issued to the Board. We will, again, request to have copies of their meeting minutes e-mailed to the Board.

Ward presented the Board with copies of the maps of the areas of Nantucket with the phases shown.

Vice President – Jeff Milburn – absent

Secretary – Karen Weir – no report at this time.

Treasurer – Pam Rosynek – no report at this time.

Asst. Secretary – John Bryant – absent

Asst. Treasurer – John Bryant – absent

D. Management Report – Hank McQuaide -- The expense report was given. No unbudgeted expenses have occurred. The mowing is going well and there have been no complaints about the results. We have used \$1,761.31 of our budgeted yearly amount for mowing to date. People have responded favorably to the tree removal on the dam. An estimated \$1800 a day for equipment to move the soil from its present location to the top of the dam was suggested with an estimate of two days to do the work.

There are two BBQ's at the welder for repairs and improvements.

A proposal for repair and painting of the fence surrounding and inside Nantucket was presented by Brazos Valley Maintenance and Home Repair. The estimate included replacement of approx. 190 1x6x16 fence planks, replacement of approx. ½ of the 1x4x24in. post facings (total of 1000), prime all new wood, repaint entire fence w/color of our choice, labor for an estimated total of \$9,072.32.

Hank had a proposed change to the existing boat house for renovation to a more useable configuration. It would double the existing width of the ramp, put new 2x6 treated handrails

and a new 20ft. extension to the left side of the existing pier. Bench would be built and the boat slips would remain in place. Another plan showed the boat slips removed and covered with decking. There would be no roof on these plan. There was no cost estimate with this plan at this time. Pictures of other options were given with enclosed areas, roofing and BBQ.

E. Committee Report

ACC - John Bryant – absent

Lakes and Parks – Ward Wells -- The question of the hydrilla in the lake and the possible methods to remove it were discussed. Ward will approach the Committee as to what they plant to do about it.

Strategic Development Planning – Jeff Milburn – absent --a meeting for this month is planned.

:Landscape and Maintenance -- Pam Rosynek-- no report at this time

Communications - Pam Rosynek - the latest Newsletter was printed and passed out to the homeowners. There were some burglaries were committed in Nantucket. They were passed on to Dave Reed for him to put a warning on the website.

Social Committee – with the heat of summer coming there will be no planned event for the Fourth of July this year. When the weather co-operates later this year more will be planned for the community.

Annexation and Legal Committee – Jeff Milburn- no report at this time.

F. Unfinished Business — Any complaints we get need to be responded to in a timely method. We need a mechanism to make faster response time possible.

We need legal advice on our capacity or protocol to follow during times of conflict with issues about construction, etc. We need to meet with the ACC , Board and an attorney as to our abilities and limitations. We will aim for a June – July timetable on this meeting.

G. New Business -- Guidelines for Fences and Sreening was presented by Ward for the ACC and the Board to use in determining some form of neighborhood standard that is acceptable for new construction or additions. This guideline will be a part of the information available to all new and present homeowners for their information. This guideline was issued and a motion to accept was made by Karen Weir and seconded by Pam Rosynek. Thus approved this guideline will be delivered by Ward Wells to the ACC immediately.

H. Adjournment -- 9:15pm Motion by Pam Rosynek, 2nd by Wells
Next meeting--- June 21, 2005