

Minutes
Board of Directors Meeting
1211 Mariners Cove
May 15, 2006

Meeting Called to Order : 7:00PM

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

B. Reading of Minutes of April 20, 2006 were waived until June meeting.

C. Report of Officers:

President - Ward Wells- As an update on the South Hampton issue there was nothing that concerned Nantucket. Several homeowners questioned why more Board members were not in attendance. Since Ward was in communication with the City on the issue presented and had confirmation on the platting there was no need to attend that meeting. The meeting was within the guidelines of the City of College Station ordinances except for a technicality, which resulted in a new meeting being held the following week. The area in question is located toward the center of Phyllis' land and not within 200 feet of Nantucket homeowners. While we will stay alert as to any activity which would change the land use, we can not dictate the legal usage of that land.

The new fence at the lake gate area looks very nice and should help keep unauthorized people out of that area.

A proposal by Jason T. Shryock, AC of Circle KJ Builders was presented for the construction of a fishing deck and a shaded cover. The demolition of the existing boathouse and fishing pier was included. The pilings will be reused. The total deck area will be 25 ft. by 34 ft. with a 6 ft. wide and 25 ft. long access walkway. The covered area within will be 12 ft. by 17 ft. with built in benches. The total price for treated deck boards with no electrical work or generator rental was \$15,837.00. The proposal is being taken under consideration. There will be further estimates in an attempt to get the best price and the best finished product for the money. Jeff will get this estimate.

Vice President – Jeff Milburn – there is a meeting this week with Tx-Dot in an attempt to make arrangements with them to provide the concrete to rebuild the right of way at the spillway. More information will be available at the next meeting. Co-operation is expected on this issue. Within the next month all of the feeder roads will convert to HWY 6. Speed will be at 55MPH. This should continue during construction of the overpass, approximately 12 to 15 months. HWY 40 will be open within this month, also.

City of College Station will receive a letter concerning the poor condition of the roadway at Arrington. A request will be made regarding repair.

Secretary – Karen Weir – no report at this time.

Treasurer – Pam Rosynek – no report at this time.

Asst. Treasurer and Asst. Secretary – Kasey Lobb – no report at this time.

D. Management Report – Hank McQuaide

The six signs for the lake area will cost \$400.00. Approved.

The new fence at the entrance and boat ramp will help keep the lake area more private.

Two Arrington homeowners have been issued a warning letter due to the condition of their property. .

Only two outstanding dues left to collect.

Hank will contact the City and County about placing signs on Harpers Ferry and Midsummer in regard to the speed limit within Nantucket.

Backside of the dam will be mowed this week.

E. Committee Reports:

ACC - Ward Wells – The hunt is on for new members to replace those who wish to step down. There were several folks who signed up for potential committee work at the general meeting who will be contacted.

The need for a single form to cover several areas for consideration by the ACC submitted by the homeowner was discussed. This is being formatted.

LAKES AND PARKS – Ward Wells- a copy of the proposal for the construction of a lake dock will go to the Lake committee.

STRATEGIC DEVELOPMENT PLANNING – Jeff Milburn – the meeting with the realtors is being arranged and should be completed by next meeting. The idea is to get impressions of Nantucket from the potential homebuyer and professional real estate seller. We need to know how the general public views our subdivision, both pro and con.

COMMUNICATION – Karen Weir, Pam Rosynek, Kasey Lobb – a newsletter must be in the hands of the homeowners prior to the changing of the lock at the lake. This newsletter should contain several bits of information about the road changes, removal of weeds in the lake, Directory changes, general information about the ACC procedure and other newsworthy items. This will be worked on and finished by June 1, 2006 and given to Hank for mailing.

Landscape and Maintenance – Karen Weir – To date the new trees are the most labor intensive area being tended to. General maintenance and the addition of new fences and signs are the issue this month.

GUIDELINES COMMITTEE – Kasey Lobb – The birth of a new son has kept Kasey busy this past month (many happy wishes from the Board), however, the Committee has been working on the formulation of guidelines for general appearance and new construction/additions to Nantucket residences. Several areas are under consideration and the Guidelines are being formulated at a good rate of speed. They should be presented to the Board in short order.

SOCIAL COMMITTEE - Pam Rosynek – a meeting with the two women who will comprise the “Welcome” sub-committee has been held. Basic structure of the package of information and the duties of this new sub-committee were discussed. A letter from the Board was requested of Ward to include in the packet. New homeowners will receive several informative items which will be described in future reports as they become finalized.

ANNEXATION AND LEGAL COMMITTEE - No action at this time.

F. Unfinished Business – None at this time.

G. New Business – None at this time.

H. Adjournment – 9:00 PM