Minutes– PWSCC ANNUAL MEMBERSHIP MEETING

Saturday, June 3, 2023 10:00 AM

1. Call to Order by President @10:06 AM
2. Secretary:
   1. Secretary to read minutes of 2022 Annual Meeting. Minutes read and **Motion to approve** with second accomplished. 2022 Annual Membership meeting minutes filed.
3. Treasurer to report current financial status:

**To June 1** **Current**

Checking: $26,187.50 $25,808.88

Savings: $26,105.16 $21,005.49

CD: $26,400.00 $26,450.00

1. Finance Chair to propose budget for 2023-24. Budget presented, discussed and membership asked to vote and approve: **VOTE**: membership unanimous by show of hands
2. Vice President to report current membership numbers.   
   115 members with 55 ramp keys issued and 31 slips sold.
3. Reports by Chairpersons:
   1. Building and Grounds
      * New LED ceiling lights installed at the clubhouse
      * All clubhouse “fixes” done
      * Security cameras installed
      * Deck area and tables – repairs done and all stained
      * Additional lighting pole installation in parking lot.
   2. Dock Master
      * Another kayak rack installed – we now have two (2)
      * Dock repairs ongoing.
   3. Community Action:  
      
   4. Entertainment - VACANT position. Board of Directors working hard to get this going again.
4. OLD Business presented: Topics presented by President – general discussion/answer session from members to Board.
5. NEW Business presented: Topics presented by President – signs for pier parking and “hang tags” for paid members were discussed. Both topics were taken for more investigation. VP Hugh Veal reviewed information as regards our Hold Harmless agreements, posted signs at beach and Board of Directors Officers and Directors insurance protection was passed along. Details are included below as attachment.
6. NOMINATIONS for BOD 2023-24
   1. President **Michael Liskiewicz**
   2. Vice President **Hugh Veal**
   3. Treasurer **Vacant** (nominations-none)
   4. Secretary **Linda Lumpkin**
   5. Finance **Barb Maksimowicz**
   6. Building and Grounds **Keith Dickerson**
   7. Community Action **Elaine Corales**
   8. Dock Master **Russell Glerrum**
   9. Entertainment **Vacant** (nominations-none)
      * Nominations from the floor?

**VOTE**: Motion with second for new Board of Directors (show of hands). Installed as above.

1. Any other miscellaneous topics brought up by the membership. - None
2. Announce next annual meeting for June 1, 2024 10:00 AM
3. President adjourn meeting @ 11:04 AM

Minutes – PWSCC ANNUAL MEMBERSHIP MEETING  
**Saturday, June 4, 2022 10:00 AM – Read for approval by Secretary**

1. Meeting called to order by PWSCC President.
2. Secretary read minutes of 2021 Annual meeting. Motion to approve with second. Unanimous.
3. Master Deputy Antwon Smith of the Westmoreland County Sheriff’s Office Unit 16/Community Policing presented a brief presentation of the Neighborhood Watch Program now over seen by the Sheriff’s office. Our Community Action Chair, Elaine Corales, will be interfacing with Deputy Smith to coordinate the neighborhood involvement in this program.
4. Treasurer Report:

Checking: $29,188.48

Savings: $26,185.38

CD: $26,329.68

Income this month: $ 1,740.00 (May)

Expenditures: $ 1,268.60 (May)

1. Finance Chair presented proposed budget. Some discussion/clarification on figures. Motion to approve/seconded and unanimously approved by membership.
2. Vice President reported 126 members currently.
3. REPORTS by Chairpersons:

Building and Grounds Chair Report:

* 1. More gravel laid in the clubhouse driveway
  2. Cameras installed at the clubhouse. This done to help prevent unwanted persons around the clubhouse.
  3. New kitchen window to be installed
  4. New 55-inch TVs to be installed to be used for kids’ night at the clubhouse
  5. “Take One” application box to be installed - new persons in the neighborhood can get a membership application without having to contact a Board member or get it from online.
  6. New microwave to be purchased for the clubhouse kitchen.

Dock Master Chair Report:

* 1. One 10-foot section of pier has lifted up – getting it fixed by Larry Bowie
  2. A flow meter has been installed to check water loss
  3. Dawn to dusk lights installed
  4. Stairs installed at end of dock
  5. Rebuilt osprey nest

Community Action Chair Report:

1. Pot holes, as reported, are all fixed
2. Missing signage has been replaced
3. Take One/Leave One book box is in the works
4. Checking on book/exercise club for neighborhood kids
5. CPR classes are scheduled
6. Self-defense classes are in the works
7. July 23rd first responder class
8. Meet and greets to be scheduled and announced on website
9. Checking on “wheel chair mats” for the beach. May be too expensive to install.
10. Stop sign and speed bump studies are on-going.
11. Slow speed signage is being investigated for Shore Drive
12. 4-way stop signs on several roads such as Rolando and Westmoreland are being investigated. Ions ago there actually was 4-way signage but over the decades it has disappeared.
13. Better street lighting: The owner of the pole pays. Asking for suggestions.

Entertainment Chair Report:

1. Current Entertainment Chair wants to continue BINGO 2nd Monday of each month at 6 PM.
2. By-Law Changes:

Fee schedule changes were presented and discussed for the clubhouse rentals and slip rentals. Several small changes were suggested and are as follows:

* 1. Item 18. Full Day nonmember currently $100 to $300 changed to $100 to $250 a $50 increase
  2. Item 20. 6 hours nonmember currently $50 to $200 changed to $50 to $75 a $25 increase
  3. Item 22. Day Prior nonmember currently $50 to $100 changed to $50 to $175 a $25 increase
  4. Item 33. Under Slip Rental Fees: for Extra Large greater than 12-foot is currently $600 (and is a new category). This entry will be further broken down for clarity as:  
      (1) Extra Large greater than 12’ $600  
      (2) Slip 44 Only $750.

All changes were motioned/seconded and approved with markups.

OPEN DISCUSSIONS:

1. Kiddy Park:

Several members suggested a Kiddy Park by installed somewhere in the neighborhood. The BOD explained that insurance for a project like this is a nightmare and far too expensive.

1. Riparian Rights specifically for Shore and Barracks Beach properties: The larger questions were who owns the rights? The Property Owner or PWSCC? As regards repairs to the riparian area. A suggestion was made, for clarity, that the property owner submit a request to PWSCC for needed repairs and PWSCC would send a letter back authorizing the repairs be done. The owner can then get repairs done because they now have approval by PWSCC to do so. There was a motion to approved, seconded and this suggestion was approved by the membership.

NOMINATIONS:

FOR BOD 2022-23:

President Michael Liskiewicz

Vice President Hugh Veal

Treasurer Vacant

Secretary Linda Lumpkin

Finance Barb Maksimowicz

Building & Grounds Keith Dickerson

Dock Master Russell Glerrum

Community Action Elaine Corales

Entertainment Vacant

Nominees were presented to membership; call for vote by show of hands; all voted in unanimously.

There was no OLD or NEW Business discussed.

Meeting was adjourned @ 11:50 AM

Next meeting is June 3, 2023 @ 10 AM

**Vice President Hugh Veal presentation on various insurance coverages for Board of Directors/Officers**:

On May 17, 2023 11am I met by phone with our attorney, Jessica Haynie of Hubbard, Terry, & Britt of Irvington, VA. In response to my inquiry, Atty Haynie offered the following legal opinions:

1.  Our Hold Harmless Agreements are consistent with Virginia Laws and are legally defensible in Court in Virginia Jurisdictions.

2.  Our signs, posted at all entrances to the beach, are consistent with Virginia Laws and are legally defensible in Court in Virginia Jurisdictions.

Atty Haynie will research current regulations and verify that our signs/agreements are not required to be in Spanish as well as English.

3. Our Association Officers and Directors are protected by our insurance when acting in their official capacity.

Finally, as to claims of negligence against the beach, marina, or community center, generally speaking property Owners are responsible for negligence related to their property.  Atty Haynie has asked for the court reference in Westmoreland County Court that ended in a judgment against the Association.  She needs to know what the Court ruled as to who the Owners of the amenities actually are.  If the Owners are all Westmoreland Shores property Owners they will need to figure out how to protect themselves; if each Westmoreland Shores property Owner owns a percentage of the amenities then they will need to add the said percentage to their homeowners insurance.  If anyone can find the reference to the court case it will save money to provide it to Atty Haynie, whose rate is $275/hour to search court records, etc.

I will now contact our insurance agent and verify the coverage of our current insurance and should have that information for our May 24 meeting.

Thanks

Hugh