

Gablers Shore – HOA and Marina Committee meeting minutes – Thursday 12 August 2021

On 12th of August at 5pm had a meeting with Robert Holweck from Bob Ward Homes to review the Transition Study of the Gablers shore marina prepared by Criterium Harbor Engineers dated June 28, 2021. Present at the meeting was Ron Stuchinski, Paul Fallace, Angie Lane, Tom Rodabaugh from Gablers shore, Alicia Menefee from HPS Management and Robert Holweck from Bob Ward. Craig Smith the engineer who prepared the transition study report was on call if needed. We met at Bob Ward office at 2700 Philadelphia Rd, Edgewood, MD.

Meeting started at 5pm promptly and we started with the Executive Summary on page 2 which listed 12 transition issues requiring additional work or corrective action.

Paul Fallace indicated that he walked the marina and neighborhood common area's at 4pm on 12 August to review the current states of the 12 listed issues. It was agreed that following items were completed.

- Item Two - Four palm tree stumps
- Item three – Planting and stabilization of embankment at end of Gablers shore court.
- Item five – decking slope
- Item six – Paver leveling
- Item seven – Pile caps for wood pilings was agreed not a required item at this time.
- Item eleven – Door to one of the circuit breaker panels was inoperable.

One additional item was added to the list. Fill dirt is needed to level the ground to the newly leveled pavers in the marina. Mulch is not an acceptable option. **Robert agreed to complete this additional item in 30 days by 12 September.**

Next we had a review of the 6 original items still requiring additional solutions.

- Item 1 – Minor damage to the concrete curbing along the public roadways. Also discussed the metal drainage covers in the street that are not secured and continuously pop up and off. **Robert agreed to contact the county with a goal of walking the area's with a county Rep by end of October 2021 and resolving by end of November 2021 pending county rep availability. Gablers shore reps indicated we would like to be invited to the walk through meeting.**
- Item 4 – Proposed video surveillance system at the marina. Do to the additional costs and privacy concerns of some home owners the HOA decided it would rather have cash compensation at this time and will look a future security solution. **Robert agreed to send \$4000 to HPS to cover promised costs by end of August 2021.**
- Item 8 & 10 – Rust stains next to the bases of two shore power and water units. One unit the rusty discharge seems to have stopped. One unit still is leaking. Craig Smith was called at this point to consult and he highlighted the difference in conduit may be the cause. There

- is a PVC conduit on some units and stainless steel flex hose on other conduits for the electrical wire protection exhibits photos 29 and 30 in transition stude. Either the rigid PVC conduit is not sealed properly from water and condensation or something is rusting in the stainless steel conduit. **Robert agreed to have electrician look at best solution to stop the rusting issue, replace the planks that have rust on them by the end of August 2021.**
- Item 9 – The electrical heat trace on the main water line to the marina is no properly installed per photo in exhibit 40. **Robert agreed to have electrician fix that by end of August 2021.**
 - Item 12 – Seven Shore power unit lights are not working and one unit has no power. Roberts thinks the units are shorting out but they actually have power. It was agreed to have an electrician reset the breakers to confirm there is power to all the units and come up with a plan that allows the lights to stay on and not immediately trip out with a one week and one month verification period with a Gablers shore marina committee point of contact. **Robert agreed to contact an electrician and come up with a remediation plan by the end of August 2021.**

We also discussed the contractor trash that is still in the wooded area beyond the grass at the end of Gablers Shore court. Bob also indicated he needs to install additional cross walk materials per county regulations at the court entry point.

We discussed several boards being warped on finger piers. Robert agreed that they would be fixed. He indicated he would just let Phil know next time he was there to take care of them. Also asked if we could mark them for him to easily identify.

Robert also reiterated that a 1 year warranty on work would begin once everything was completed.

Meeting was concluded at 6pm.