

BAYBRIDGE CONDOMINIUMS ASSOCIATION, INC.

Board of Directors Meeting
Wednesday, February 12, 2014
MINUTES

BOARD MEMBERS PRESENT

Tom Belger
Clay Jennings
Doug Caddell
Dick Baker
Laura Ford

OTHERS PRESENT

Mr. & Mrs. Ray Miller
Sandra Wilkins
Sam Tucker
Marty Esposito
Amber Carr—Association Manager

Email addresses:

For more timely notifications and communication with owners, and ultimately to reduce ever increasing postage costs, please share with us the best email addresses to reach you as owners by emailing epm@epmfl.net and including, "Baybridge", your name and unit number in the email message.

Tom Belger, President, called the meeting to order at 5:10 p.m. Tom Belger made a motion to approve the minutes of the October and November 2013 meetings. Clay Jennings second, and the motion passed unanimously.

Election of Officers:

A motion was made to nominate Tom Belger as President, Laurie Ford as Vice-President, Dick Baker as Secretary/Treasurer, Doug Caddell, Clay Jennings and Gale Larkin as Directors. The motion was seconded and passed unanimously.

Dick reviewed the January financials which were on target with the budget and prior years, and his motion for approval was seconded by Tom Belger and passed unanimously.

The aged receivable was discussed with regards to the delinquent assessments. The board discussed that the Association will not provide financing (or payment plans) for the \$3,000 special assessment which was due January 1, 2014. Several are unpaid, thus incurring extra charges, and those owners will soon receive a letter indicating that in approximately 30 more days a lien will be filed and regular collection procedures for defaulted assessments followed.

Dick Baker discussed the two lawsuits. The Paramount lawsuit is in the process of pursuing a summary judgment on the liability issue. The second lawsuit has a mediation date set for March 17th which Dick Baker and Tom Belger will both attend.

Marty reported on the garage leak repair status. Two building exteriors are all that remain to repair. The work will commence after the rain has cleared and there are three to four days of nice weather above 55 degrees. Sam Tucker's unit is still leaking, once there are several days in a row of dry weather, Sam's unit will be the first interior to be worked on. There were no other reports of leaking from the units that had been completed. Marty believes that if the weather cooperates he can be finished with the interior repairs within two to three months. Two units can be worked on at a time and the price will vary depending on the type of texture given to the ceilings.

The maintenance tracking report was reviewed by the Board. Marty went through the list reporting on what had been completed and what was being worked on currently. The Board would like to only see the outstanding items that had not been completed on the list in the future, which would shorten the report considerably.

Windows Plus will be coming to address a few units' window issues. They have ordered new glass for the windows, once received they will be out to make the repairs. It is possible they will be at the property on Saturday.

The front gate replacement has been ordered. Once the gate is received it will be sent off to be painted the appropriate color. It may take up to 8 weeks to receive. The whole gate will be replaced except for the operator on the side. The

wiring will be updated in order to convert to the new gate system. The new gate will open farther than the existing one and will not have wheels. Marty will call All-Tech to get clarification on the guarantee and the warranty.

Laurie Ford reports on the property landscaping. It appears the freezes have affected some of the plants around the Association. Towards the end of February first part of March, the plants will be cut back to see if they will come back in the spring. Laurie would like the Board to consider transplanting some bamboo plants along the back side of the Baybridge office park in order to block out the sight of the unkempt backs of the buildings. The Board is in agreement that the bamboo would help with concealing the buildings. The remaining plants around the Association will be trimmed down to even height to be consistent for spring growing season.

Marty reports on the pool deck status. He has had the bad layers of the decking chipped out and will patch the surface once the weather warms up and will repaint the deck in time for pool season.

The board discussed and reviewed plans related to maintaining and improving the tennis court ranging from \$3K to more than \$30K. The plans require further analysis of the base to come up with an accurate estimate or bid. A couple of board members, Marty and Etheridge Property Management will study and bring more information for further board discussions and decisions.

Marty discusses the railings around the Association. The railings can be sanded and painted and Marty will see about getting a price for the job. The replacement cost is over \$200,000.00, but the repair cost is much less. Marty will get the price in time for the next meeting. An owner notifies the Board that the guard house hand rail is loose. Marty will take care of the issue.

The next meeting is set for March 12th at 5:30 p.m.

There was no further business and the meeting adjourned at 6:33 pm.

Respectfully submitted,

Amber Carr
Association Manager