

BAYBRIDGE HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting
Wednesday, February 10, 2016

MINUTES

BOARD MEMBERS PRESENT

Tom Belger
Dick Baker
Frank Rainey
Jo Lynn Barnicoat

Home Owners Present

Debbie Belger
Doug Caddell

Cheryl Kelley-Etheridge Property Mgmt

1. Board of Directors/Officers:

A. Acceptance of Board Member Resignation- Clay Jennings

The Board would like to thank Clay Jennings for his service to the Baybridge Association

B. Election of Officers for 2016; Tom nominated Frank Rainey for Vice President, Frank Accepted the position. Tom accepts presidency for another year, Dick accepts, Secretary/Treasurer.

2. Approval of Minutes:

Dick made a motion to approve the minutes of the December 9, 2015 meeting. Frank seconded, and the motion passed unanimously

3. Financials:

Cheryl presented the financials for January 2016, Detailing the Income, Revenues \$31,133.91 and Expenses \$17,721.58, Net Operating income of 13,979.33. Cheryl also detailed breakdown of Maintenance and Special Maintenance expense. Receivables as of January 31st discussed. Dick made a motion to approve the financials, Frank seconded, all in favor unanimously.

4. Old Business:

A. Landscaping Update: Debbie stated that Grassroots Landscaping has submitted a proposal to continue the contract next year, the quote is almost double for monthly fee from last year. Debbie has some additional questions for Grassroots regarding some of the specifics. Wallace Landscaping has also presented an estimate with and without the lawn chemical spraying cost included. Debbie will ask Wallace for some details regarding the spraying costs for verification and report back to board next month. Contracts begin in April 2016.

B. Review of Maintenance Tracking Chart: Cheryl went over tracking chart from walk-thru property on 2/8. Approximately 6 garages in need of painting/4 garages in need of replacement or repairs. Letters will be sent to owners regarding the garage door maintenance. Gutter cleaning has been completed, Power washing of boardwalk, curbs

and sidewalks will begin this week. Grass Area between #56-60, hole in ground where sprinkler lines are was discussed; plans for that area needs to be addressed, to protect the sprinkler wires, possibly raise ground due to hole for the circuits in the area.

C. Capital Projects Review:

2016 Reserve, special maintenance project/Columns: Column Repairs continue, to date, 7 have been completed, 3 more to complete

Beach Steps, Cheryl will contact Alford Marine and Loftis Marine for estimates. There was discussion about how many sets of steps are needed along the boardwalk. Tom encouraged board members to access the area, for discussion at the March meeting.

5. Litigation update:

Roofing Litigation. Tom and Dick discussed the litigation activity since the previous board meeting and annual meeting. Our December 2010 lawsuit is against two defendants: Paramount, the general contractor for the hurricanes repairs, and Roof USA, the subcontractor the flat garage roofs. Both defendants have active insurer defenses.

The jury trial was long scheduled to begin February 1st and a couple business days before we reached a negotiated settlement of \$450,000 with Paramount. Settlement offers were also in discussion with Roof USA, and on the business day before the trial its attorney filed a motion with the judge that he could not appear for medical reasons. A replacement attorney from the firm is now handling the case and a hearing is requested to set a new trial date for the remaining defendant, which could be many months away. In the interim we are hoping for a fair settlement with that defendant also.

This is apple and oranges, but \$450,000 well exceeds our litigation costs to date and the mitigation work we contracted and paid Marty Esposito's company for the garage roofs. Our lawsuit basis has been both as to the design of the roof work and as to some aspects of the work actually done. When we achieve a conclusion we will probably then consider our funds, different alternatives of work for the garage roofs and the disposition or allocation of the funds. But this is not the time for such an analysis or a very incomplete analysis.

We are placing the funds, when soon received, into a reserve account for garage roofing.

We realize this whole process is difficult for everyone, but we appreciate your continued patience

6. Other Business:

There was no further business and the meeting adjourned at 7:40 p.m.

Respectfully submitted,

Cheryl Kelley
Association Manager