

BAYBRIDGE CONDOMINIUM ASSOCIATION

Board of Directors Meeting, March 8, 2017

Minutes

CALLED TO ORDER:

President Tom Belger called the meeting to order at 5:30 p.m.

BOARD MEMBERS ATTENDING:

Tom Belger
Dick Baker
Frank Rainey
Jo Lynn Barnicoat
Gale Larkin

ALSO ATTENDING:

Cheryl Kelley – Association Manager
Marty Esposito-C&E Contractors
Sam Tucker
Doug Caddell

APPROVAL OF MINUTES:

Dick made a motion to approve the minutes for the December 14th Board of Directors meeting. Frank seconded. All were in favor. January, Annual Meeting. There was not a board meeting in February,

Election of Offices for 2017:

Dick Baker made a motion to accept the slate of officers as 2016, Gale seconded, all in favor unanimously.
Tom Belger, President
Frank Rainey, Vice President
Dick Baker, Secretary/Treasurer

FINANCIALS:

Cheryl presented the January & February financials, breakdown of maintenance paid in Jan/Feb. Accounts Receivables reviewed.
Dick made motion to approve the financials, Frank seconded, all in favor unanimously.

New Business:

Roof/ Consultants & Discussion of Mark-up of Columns:

Tom, Dick & Marty are working with Todd Alford, Construction Engineer & Larry Northrup, Consultant & Licensed Contractor.

C&E Contractor, Marty Esposito, was present at meeting to present a status report on the consultation/investigation on the roofs/column repairs.

Tom stated that 3 consultants are looking at the project and all agree, the columns are a major source of the garage leaks. After working together to determine the causes, group is now working to design the best plan of action. Plans for column repairs and design are currently being engineered, the test mock-up has been completed on the column at unit #102, board and owners are encouraged to give feedback on the column, it is temporarily in place.

Column design/prototype will be presented to owners in the next couple of months.

Sam Tucker, owner of #96 was present at the meeting, Mr. Tucker inquired on the roof repairs, update of his previous garage leak & repairs made. Board answered Mr. Tucker's questions.

Old Business:

Landscaping:

Debbie Belger and Cheryl are in communication with Ryan, team leader for Wallace Landscaping. Detailed emails have been sent, requesting a complete walk-thru the property, address site needs & make plans for the Spring Season. Bi-weekly service in February was inconsistent, although end of February property the crew was on site two straight weeks.

Frank Rainey requested Landscaping Bids from other contractors before renewing with Wallace. Cheryl will request other bids.

Review of Tracking Chart:

Cheryl presented maintenance tracking chart.

Capital Project Review 2016:

Cheryl presented capital projects completed and planned for 2017.

New Business:

American Tennis, Court repairs/painting:

Reserve Special project; Tennis Court repair of \$3200.00 was approved in the 2017 Budget Proposal from American Tennis \$3100.00.

Request from resident for color change to exterior border of courts from green to blue.

Light blue inside/ Royal blue exterior of court (changing the outer green color)

Board discussed the color change and additional costs of \$976.00, install two (2) coats of dark blue on the on the border, will require two (2) coats of dark blue on the border to cover the current green border.

After discussion, Dick made a motion to accept the proposal with the color change, Gale seconded,

Four (4) members in favor (1) opposed, Motion passed.

Courts will be cleaned and pressure washed, fill in of cracks, Install one coat of acrylic color (Blue/Dark Blue)

American Tennis has scheduled the court repairs/painting in mid-May.

Other Business:

Mediacom has been contacted regarding the Baybridge Cable Business Contract. Requests has been made for Mediacom to do a site visit concerning upgrades to condo wiring. More info to follow at a later date.

Upcoming meeting dates:

Upcoming Board Meetings: April 12 & May 10, @5:30
GB Community Center, Shoreline Drive.

ADJOURNMENT:

The meeting adjourned at 7:28 p.m.