

# **BAYBRIDGE HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting  
Wednesday, May 14, 2014  
MINUTES

## **BOARD MEMBERS PRESENT**

Tom Belger  
Clay Jennings  
Dick Baker  
Gale Larkin

## **HOMEOWNERS PRESENT**

Phyllis Boys  
Sandra George  
Sandra Wilkins  
Mr. & Mrs. Charles Kahn  
Ronald Wright  
Sam Tucker  
Audrey McCarthy  
Debbie Belger

## **OTHERS PRESENT:**

Ray Etheridge-Association Manager

Tom Belger, President, called the meeting to order at 5:50 p.m. There was again a brief discussion regarding the \$45,000.00 settlement with the Echsners and the special assessment to 46 unit owners, in the amount of \$1,000.00 each (the unit in foreclosure will be billed \$1,000.00 however the possibility of collection of this assessment is slim). After this discussion, Dick Baker made a motion to special assess unit owners in the amount of \$1,000.00, the assessment is due June 1, 2014 and will be delinquent if not paid by July 1, 2014. This motion was seconded by Clay Jennings and passed unanimously.

Dick Baker made a motion to approve the minutes of the March 12, 2014 meeting. Gale Larkin seconded, and the motion passed unanimously.

Dick Baker discussed the financial statements for April 2014 and noted that there was no significant variance from the budget. It was also noted that the last special assessments have all been paid in full, with the exception of two. One of these owes \$1,500.00. The other is the unit that is in foreclosure. Dick then made a motion to approve the financial statements. Clay Jennings seconded, and the motion passed unanimously.

Tom then informed the Board, and those present, that Laura Ford had resigned from the Board, effective May 13, 2014. Dick then made a motion to accept her resignation. Clay seconded, and the motion passed unanimously.

Dick Baker reported on the audit of the SBA loan collections. A letter had been received from the auditor, stating that all loans have been paid in full, with interest, with the exception of Unit#92. This was a unit that was in foreclosure. This unit has a balance of \$4,097.00 for Hurricane Ivan and Dennis. This unit, as stated, has been in foreclosure for years and the association, with the Florida Statutes, could have only collected a total of \$4,096.00. However, the mortgage company that foreclosed had sent a questionnaire to the Etheridge office asking what the balance was and a statement showing the balance, at that time, was sent to the mortgage company. The mortgage company paid that statement in full. If they had not paid this statement, the association could have lost a total of \$12,378.00.

Marty reported on the garage roof leaks. Marty stated that of the major repairs done on the garage area leaks, only one, Unit 96, appears to still be leaking. There are four leaks in the garages from around the brick column, on the corners. These are a separate issue from the garage leaks that are coming in under the flashing and the stucco of the unit above. Marty will continue to monitor #96, and will work on it until the owner is satisfied that there are not any leaks. Gale Larkin asked Marty to check her windows and to caulk if needed.

Ray presented the latest 'Maintenance Tracking' form. Most items on these forms are now complete. It is time however, for a new walk-thru, and this will be done sometime next week.

Debbie Belger reported on the Landscape Committee. New plants have been ordered and the committee made the decision not to purchase any Indian Hawthorne, which are now getting the same disease as the Red Tops developed some years ago. A Yaupon plant is being purchased in its place. These have been purchased and have mostly been planted. In addition, pine straw is being purchased and should be put in the flower beds in the short term.

The condition of the tennis court was discussed. There is a break in the asphalt, as well as several cracks in the deck. It is the opinion of the Board that the tennis court is unsafe at this time, and is therefore a liability. After discussion, Dick Baker made a motion to close the tennis courts immediately, until further notice, and to look at various options for repairs. Some estimates were on hand, but the Board wants to study them further before making a decision. Clay Jennings seconded this motion, which passed unanimously. A closed sign will be posted on the gate and the gate will be locked.

The association has received a new insurance appraisal. A decision on changing our insurance will be postponed until the June meeting. Lights on the building were discussed and it was decided that the Landscape Committee would research & see if lights that are more compatible at Baybridge would be available.

There was no further business and the meeting adjourned at 7:05pm.

Respectfully submitted,

Ray O. Etheridge  
Association Manager