

BAYBRIDGE HOMEOWNER'S ASSOCIATION, INC.
Special Owner's Meeting
Wednesday, May 14, 2014
MINUTES

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

There were 16 proxies on hand, and 13 homeowners present, for a total of 29 units represented. A quorum was established for the meeting.

Tom Belger explained to those present that members of the Board had participated with attorneys in a mediation to resolve the case against the association, brought by the Echsners. Results of the mediation are that the association has to pay \$45,000. of the total amount awarded to the Echsners of \$150,000. Insurance companies are responsible for a payment of \$105,000.

Dick Baker then informed the owners present that after the notices of this meeting had been mailed, he had a meeting with our attorneys who brought to his attention that a special owners meeting was not required and that the special assessment was a board decision. It was noted however that if a vote had been taken, the homeowner's proxies would indicate a vast majority YES vote to approve the special assessment.

There were several questions and comments from the floor regarding the special assessment of \$45,000. Tom stated that of the 47 units at Baybridge, the Echsners are not required to pay (it is deemed that they have with the work completed) and one unit is in foreclosure and therefore the likelihood of collection of this unit is very slim (the foreclosed unit will be charged however). That leaves 45 unit owners, making the special assessment \$1,000. per unit. A question was also raised regarding if this was a court order or an agreement reached by the Board with attorneys involved.

After all questions from the floor, the meeting was adjourned at 5:45pm.

Respectfully submitted,

Ray O. Etheridge
Association Manager