

BAYBRIDGE HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

Wednesday, June 11, 2014

MINUTES

BOARD MEMBERS PRESENT

Tom Belger
Clay Jennings
Dick Baker
Gale Larkin

HOMEOWNERS PRESENT

Larry & Gayle Monserrate
Basil Burks
Sandra Wilkins
Becky Echsner
Sam Tucker

OTHERS PRESENT:

Marty Esposito
Ray Etheridge-Association Manager

Tom Belger, President, called the meeting to order at 5:47 p.m.

Dick Baker made a motion to approve the minutes of the May 14, 2014 meeting. Gale Larkin seconded, and the motion passed unanimously.

Tom informed those present that the Gulf Breeze Library is currently unreliable for meetings. He has spoken with the Elks Club and the meeting room is available if needed. We do have the July meeting reserved at the Gulf Breeze Library. **The date of the next meeting will be Tuesday July 15th.**

Election of Vice President: Tom nominated Clay Jennings for Vice President. All approved the nomination, and Clay Jennings was elected Vice President.

Dick Baker discussed the May financial statements. He noted that the Association is over budget on legal fees related to the two lawsuits the association is involved in. General Maintenance is over budget because of the major water leak from the storms some weeks ago and the repairs to exterior stairs. Dick stated these should get closer to the budget as the year progresses. Dick answered several questions regarding the budget. Dick made a motion to approve the financials, Clay Jennings second and motion passed unanimously.

Old business:

Legal Update- Dick Baker reported on the lawsuit with Paramount, Our attorneys are trying to get an October mediation date set, which is the earliest we can get scheduled. If mediation does not work, a trial will probably be sometime in 2015.

Garage Leaks- Marty reported on the garage roof leaks. There are traces of a leak in Sam's unit, leaking only during long rain. This will be monitored closely after each rain.

Maintenance- Ray presented the latest 'Maintenance Tracking' form. Marty has been given items on form. Nothing major.

The pool motor was put into the shop. Marty expects it back in few days, water is not where it needs to be; we need both pumps. The part for whirlpool/hot tub is ordered; there is only 1 jet working.

There is wash out Bldg 8, but Ray and Marty said this was not a foundation problem. Ray is to coordinate with Gale to walk around property, to look at washouts.

Gale and Ray told Marty that weeds need to be pulled against buildings and along sidewalks.

Marty was asked about railing repairs. Marty stated he had received an estimate to replace all railings at a cost of approx. \$250,000. A price to repair in sections (8-10') was \$15.00 per linear foot. Marty can repair and paint for \$12.00 per foot. All railings are not in need of replacement, but many need repair and paint.

Larry Monserrate asked about the wood backing/lattice work, under water side decks. He questioned when it was supposed to be taken down and then put back in place. Marty said it is there for circulation in summer/warm months and then to be placed back in winter. It was taken down for termite inspection. There is some lattice in need of repairs, and Marty said he would repair.

Tom reported on Landscaping committee, said work was complete. Noted #100 Goldenrods, 3 plants dying in beds there, and need to be replaced.

Lantern Lights- to be discussed at next meeting.

Lamp Posts- Marty has quote to rebuild for \$225. Marty said he can re-build one for \$115. There was discussion as to whether to put clear bulbs or incandescent bulbs. Having consistency with all the lamp posts is the goal. Tom said they need to be uniform and placing a different bulb and or glass is not acceptable. Tom asked Marty for a formal price proposal to rebuild the lamp post. Marty is to rebuild another w/frosted glass and let the board look at it.

Tom asked Larry Monserrate to report regarding Deck Resurfacing/Painting. Larry has done some research and found a deck paint with a textured finish. The paint is made by Behr. In order to match trim paint currently at Baybridge, Larry had 2 colors that he presented, "Tug Boat & Padre Brown". The cost for 5 gallons is \$158.00, and this can do approx. 2 decks. Needing colors approved, Larry will paint his deck for the Board to look at, Clay has his deck done also. Tom thinks it is a good idea to go with 2 colors for owners to select from., and only those 2 colors would be approved.

Insurance- no update

Pensacola Bay Bridge Update:

Tom attended a meeting regarding the new bridge construction, website www.pensacolabaybridge.com. He stated there are 2 concerns as to the lanes, bicycle lane/walking lane, 1 on whole bridge or 2, one on each side. There is a biking committee and they want two lanes-1 walkers/1 bikers. Lots of opinions with the regard of how engineers will tie 12th Ave. into the new bridge.

What they do know is: Construction will start end of 2016 to early 2017, and it will take 5 years to construct. The whole section where bridge is now, and boat launching area is where the construction site will be. 200ft pilings will be going in, and Baybridge residents will feel the impact as the pilings are placed in. No Baybridge property is involved, may take a sidewalk that goes along BB wall.

Tennis Court Discussion: A handout with considerations was presented. Dick Baker spoke regarding the closing of the tennis court last month. The existing court is not safe or playable. Resurfacing has worked in the past to a point, and cracks in surface are now bad. Four possible plans were presented to all present. At the meeting no decision was made. Information is still being gathered in order to come up with the best action plan for the homeowners.

Dick stated that in order to make any amenity/common element change, it would require signatures approving from owners of at least 75% of the units.

Ms. Eschner spoke saying there was no need to do all this, and that minimal repairs were done 3 years ago and the courts were fine. She stated concerns that if tennis courts were in the original Docs for Baybridge then the amenity must stay. There was discussion between Ms. Eschner, Tom Belger, and Dick Baker as to the legality of making changes to the common element.

Tom stated that we are not looking to having an assessment, but we have an obligation to maintain the property. Clay stated that the courts have been in place for 30 years, and that at some point they will have to be replaced. If we make minor repairs it is just a temporary fix, and at some point the homeowners are going to have to face this cost.

Tom and Larry stated participation on the courts is very minimal. Ms. Echsner volunteered to be on a Tennis Committee if one is formed. Tom said the discussion at the meeting was to generate a spectrum of choices. No decision was to be made then, but discussion is needed for feedback.

There was no further business and the meeting adjourned at 7:20pm.

Respectfully submitted,

Ray O. Etheridge
Association Manager