

BAYBRIDGE HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting
Wednesday, June 15, 2016

MINUTES

BOARD MEMBERS PRESENT

Tom Belger
Dick Baker
Frank Rainey
Gale Larkin
Jo Lynn Barnicoat

Homeowners Present

Audrey McCarthey
Debbie Belger

Cheryl Kelley- Etheridge Property Mgmt.

Call to Order:

Tom Belger, called the meeting to order at 5:32 p.m.

Approval of Minutes:

Dick Baker made a motion to approve the minutes of the May 11th meeting. Gale seconded, and the motion passed unanimously.

Financials- April 2016:

Cheryl Kelley of Etheridge Property Management presented the financials for May 2016.
Dick made a motion to accept the financials, Frank seconded, all in favor unanimously.

OLD BUSINESS:

LANDSCAPING:

Debbie stated that Wallace Company have not been consistent, after emails and walk thru with lead landscaper. Wallace has completed the pine straw & weeding of the grounds. Debbie has sent an email that the contract was in jeopardy. Tuesday of last week, crews came & did a good job. Sago Palm has been replanted behind #106, but is not looking healthy. Frank asked, how Debbie plans to follow up with lawn crews, will the service continue on an upward direction? Debbie stated that she certainly hoped so, and has asked Wallace Company to give Baybridge the upmost attention. As stated at the last meeting, many ongoing projects regarding upgrades for landscaping/Improvements for the grounds are being addressed with the Landscaping Committee.

City of Gulf Breeze has returned call regarding the request for GB City to trim the Pear tree limbs that are growing over brick fence onto sidewalk along GB Parkway. City is checking with DOT on who is responsible for the trimming.

Tom stated that there is a need to improve the sprinkler system by adding 2 new zones, effort to supply water along N drive fence. Tom stated that, new shrubs have been planted there, owners are being asked to water the new plants in this area. Cost will be approximately \$2-3000.00 to get this accomplished.

2017 Budget Plan for adding New Well. Doug Merritt/sprinkler contractor stated that this would give more coverage for the N. Zone

Maintenance Tracking Form:

Cheryl Kelley, EPM presented the maintenance tracking form for the walk-thru on 6/1/16.
Reminder for Marty: Beach Clean-up & grounds to be picked up on a regular schedule.
Trash fence gate, latch needs repair/paint door

Semi-Annual Inspection:

Semi-Annual Inspections will be next week, June 13, 15 & 17th, notices have been posted and email has been sent to residents.

Capital Projects Review:

Sealing, caulking/Painting of Chimney Caps: Cheryl to look at contract w C&E, planned for September.

It was discussed that there are 2 drive entries #66-68 into garage in which vehicles are scratching bottom/rise is incorrect due to improper slope. Driveway/garage Entry slope asphalt adjustments to be looked at for # 66 & 68, quote to be obtained from Asphalt Paving, if possible to adjust and install new asphalt with proper slope for vehicle entry.

1 Brick Column repair to be completed #52. Column caps; Pricing another company.

NEW BUSINESS:

Asphalt patches/sealcoating; June 8-9:

The saw cutting and removal of damaged Asphalt will be completed June 8 & 9th.

The Sealcoating project approved in the 2016 Budget will be in September, fall season, cooler temperatures in order for best performance for the Sealcoating. Residents will be notified before this project begins.

Kayaks/Paddleboards on Beach:

Residents are asked to be considerate when leaving Kayaks/paddleboards/beach gear/ on the beach.

Please do not leave any beach equipment lying on the boardwalk.

Keep in mind, when leaving equipment on beach for short periods, tides and bad weather can arise suddenly.

Beach equipment should be stored properly when not in use.

Pet Walking along Boardwalk:

Please be courteous while walking your dogs in the grass areas, near resident patios, along the boardwalk.

If at all possible, do not allow pets to relieve themselves in front of porches and windows where residents can see them.

Please ensure you are always picking up after your pet, even when they go in bushes.

Walking your pets on the driveway side first is suggested, before walking pets along the boardwalk.

Pet Owners, "Please be observant of the area in which you are allowing your pet to "go".

There was no further business and the meeting adjourned at 7:35 pm.

Respectfully submitted,

Cheryl Kelley
Association Manager

Baybridge Construction Update:

Tom Belger principally monitors the bridge issues as relates to Baybridge and discusses them at some of our board meetings. This message is provided as an FDOT summary, but not necessarily accepted or adopted in entirety by Tom or our board. We thank Basil for sharing it.

Bay Bridge Public Notice (04-16)

Mr. Burks,

I am the FDOT Project Manager for the Pensacola Bay bridge replacement and will likely be the best one to answer questions related to the bridge landing. I have attached the PD&E graphics that were developed in the Gulf Breeze landing area. This graphic gives you a good idea of how far along the land that the bridge will extend over the park area. This is a design build contract so the specific design will likely not match this exactly, but the end point of the bridge will be

very close if not identical to the graphic attached. I actually had an opportunity to meet with Mr. Belger and your Maintenance Supervisor back in March to discuss some of the same concerns you mentioned.

Right of way – no right of way will be required from Bay Bridge. All property owners that we are acquiring right of way from have already been contacted and we are in the process of acquiring the parcels.

Regarding pile driving – our contract requires the Design Build team to do vibration monitoring for areas within certain distances from pile driving operations. We do not believe Bay Bridge Condos will be in those limits nor experience issues due to the distance away from the pile. However, the roadway work adjacent to your property may require vibration monitoring. We discussed with Mr. Belger that our Construction Engineering Inspection staff will actually review and document areas within the project limit to create a “prior to construction record” of the existing condition. We recommended to Mr. Belger that you all may want to do the same as well so we all have documentation of the existing condition of the brick wall and structures are prior to construction beginning. We would like to come and meet with you all with our CEI and Design Build Team once we are under contract to help alleviate any concerns you have and answer your questions. We will likely have these two entities under contract by the end of September so we can tentatively plan for an October visit if it suits your schedules.

Traffic – a 6-lane water way crossing is necessary for the anticipated traffic demands. The bridge will have a 75 year design life and reducing to a 4-lane structure is not feasible for this section of US 98. As for the landing area in Gulf Breeze, we are simply tieing in the new 6-lane structure to the existing 6-lanes in Gulf Breeze just southeast of your property. No, the rumor is not true that we planning to elevate US 98 through Gulf Breeze.

Please feel free to send me any additional questions you may have.

Thanks,

Kerrie Harrell, P.E

District Consultant Project Management Engineer

FDOT District 3