

BAYBRIDGE HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting
Wednesday, July 8, 2015

MINUTES

BOARD MEMBERS PRESENT

Tom Belger
Clay Jennings
Gale Larkin
Frank Rainey

HOMEOWNERS PRESENT

Larry & Gayle Monserrate
Jo Lynn Barnicoat
Sue Crain
Sandra Wilkins

Cheryl Kelley-Etheridge Property Mgmt.

Call to Order:

Tom Belger, called the meeting to order at 5:33 p.m.

Approval of Minutes:

Frank Rainey made a motion to approve the minutes of the June 10, 2015 meeting. Gale seconded, and the motion passed unanimously.

Financials

Cheryl Kelley presented the financials for June, 2015. Revenues \$34859 & Expense \$35392. Reserve transfer was made. Cheryl went over the breakdown of General Maintenance Expenses for June. Special Maintenance expense was paid for Lamp Post Project. Flood Insurance Policy for residential buildings was paid \$15646. Aged Receivables as of June 30, 2015 presented. Claim of Lien has been sent from Coastal Law Group to #42. Statements have been mailed to all owners with a balance due. Frank made a motion to approve the financials for June, Gale seconded, motion passed unanimously.

OLD BUSINESS:

The Maintenance Tracking Chart was reviewed by Cheryl Kelley. Marty has been working on Lattice work along boardwalk access to crawl space and pool gazebo area. Tom stated that he has met with Marty regarding the condition of the steps down to the beach; they are constantly in need of repairs due to winds, tide changes, and debris washing up damaging the steps. The board discussed the need for major repairs for the beach steps, but in the interim, due to the busy summer season, it was decided to make secure, stabilizing repairs immediately. Cheryl will obtain estimates for more permanent repairs in the fall. Drains are to be checked by Marty and cleaned out as necessary, Tom stated how important this issue is especially with the constant afternoon heavy rains. Drain at N Side of property to be raised up, Driveway drain near #46 and #114 checked & cleaned out regularly.

Landscaping:

Board discussed that the landscapers are not bagging leaves after blowing parking areas. Cheryl is to address landscaping with Grassroots, as they have not trimmed shrubs and weeded areas regularly as requested. Palm trees at the Pool area were trimmed. Palm trees on the rest of the property need annual trimming. Cheryl will contact Debbie Belger to discuss plans for shrubs along tennis court fence and other shrubs in need of updating.

Capital Projects Review:

*The Boardwalk Rail project is to begin in July. (Pressure washing, sand, spot prime, repair and painting of handrails)

*Update- Drain pump installation for drain line from #70 drive to boardwalk, John Brown Electrical to install 120 V circuit to support the new sump pump $\frac{3}{4}$ horse power, 90 GPM; total cost \$1681.00 Frank made a motion to approve the new pump/electrical installation, Gale seconded, motion passed unanimously.

Marty will move the existing pump to the garbage compactor area to help pump that area more efficiently.

NEW BUSINESS:

Dumpster:

It was noted by the board that the compactor dumpster is in need of repairs. Residents have complained about the smell, most recently due to fish carcass being disposed of improperly in the dumpster. Residents are encouraged to ensure their garbage is bagged properly before placing in dumpster area or along curb for pick up. Curb pick up days are; Monday, Wednesday & Friday, garbage bags should be out by 10:30 am

The Compactor Dumpster has rusted out areas at the shoot and bottom. Cheryl has contacted the Republic Service Representative, requesting either a new compactor or the existing dumpster be repaired.

Gate update:

Back gate; Gate motor and the safety loop have been module replaced.

Board Members- Review Bylaws, # of members:

Tom addressed the board regarding the # of Board members for Baybridge, Statute requires at least 5 members, the Baybridge Documents allow for not less than three (3) nor more than eleven (11) members, currently there are 7 members. It was noted that the purpose for this discussion is to establish a quorum at the meetings, large # of members sometimes makes it difficult to establish a quorum. In addition, we would like to have an elected board, rather than a board made up of non-elected volunteers. Tom asked all to consider this discussion, to be addressed at a later meeting before the annual meeting in January.

Other Business:

Anchor Pest Control- Cheryl has met with Scott, Anchor Representative. Scott said that Anchor does not need to go inside the condos to do indoor spraying. Monthly Pest Control barrier spraying is being used at Baybridge to treat inside and outside. If an owner has an issue indoors and would like an indoor spraying, notify Etheridge Property Management office.

Anchor sprays at Baybridge 1st Monday of the month.

There was no further business and the meeting adjourned at 7:32 p.m.

Respectfully submitted,

Cheryl Kelley
Association Manager