

BAYBRIDGE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Gulf Breeze Community Center

Wednesday, July 12, 2017 @ 5:30 PM

Board Members Present

Tom Belger
Jo Lynn Barnicoat
Gale Larkin
Dick Baker

Also Present

Debbie Belger, owner
Larry Monsarette
Cheryl Kelley, EPM

Call to order by Tom Belger @ 5:45 p.m.

Dick made motion to approve the minutes, Gale seconded, All in favor unanimously,

Financials- Cheryl presented the June financials, General Ledger breakdown & Account Receivables reviewed. Dick made motion to approve the financials Jo Lynn seconded, all in favor unanimously.

Old Business:

Landscaping;

Palm trees at pool, will be trimmed by C&E and charged to Wallace Company, as they have not trimmed the Palms, as per contract and after multiple requests.

Sprinkler lines along fence: Doug Merritt to get with Marty on spraying pipes to blend with ground cover, agreed by all, pipes need to be camouflaged into landscaping.

Update/proposals: Debbie Belger and Cheryl spoke about the current contract with the Wallace Company. Three (3) other proposals were presented to those present: C&E Contracting, Lawns Plus & Godwin Landscaping, in addition to EnSec Pest & Lawn (for turf/lawn treatment)

Proposal from Sean Godwin at Godwin Landscaping, as presented last month, (# employees 6-8, how long in business, 20 years, type of mowing equipment, 3 types of mowers.

After discussion, Board decided to review the proposals presented, Debbie will check to property references for Godwin Landscaping. Board will meet next month to decide on keeping current landscape company, Wallace Company, or contract with new landscaping company.

Discussion of Sprinkler system upgrades; estimate from Doug Merritt, passed last month, both projects are being started later in July.

Review of Maintenance Tracking Chart:

Cheryl reviewed maintenance tracking chart.

July projects and overall general maintenance was discussed, Extension of A/C Drains on all buildings, water ponding, to prevent mosquitoes, wood rot.

Semi-Annual inspections, planned for end of September.

2017 Capital Projects Review:

Board discussed projects planned for 2017, railings on stairways discussed, some need to be done this year, others in good shape.

Garage railings to be included with Garage Roof/Column project, they will be taken down during project, makes sense to do then.

Update on Garage Roofs/Column Engineering:

Tom discussed recent meeting regarding the garage roofs/column project. Tom stated the bidding process & columns repair details are very involved. Architects have some details to finish before the drawings and specifications will be ready for Bids. Goal is to have bids from several contractors in the area. Approx. 6-weeks to present for bidding. Larry Northup, Baybridge Construction Consultant, will attend Baybridge Board meeting when bidding and all drawings are ready to present. Owners will be invited and encouraged to attend.

There will be one more meeting before specifications are ready to present to board and owners.

Pensacola Bay Bridge Construction;

There are no updates at this time, visibly the bridge constructions in underway. Tom urged all to stay informed, take precautions for personal items on walls/shelves, in case of vibration from drilling of the pilings.

Residents are encouraged to go: www.pensacolabaybridge.com for more bridge construction information.

Other Business:

Residents Reminders :

Dumpster Area:

All boxes need to be broken down, please use recycle bins and **All garbage** need to be securely bagged!!

Gate Code updates, contact Kimberlie at EPM office. kturk@epmfl.net

Adjournment: The meeting was adjourned at 6:55 p.m.

Respectively submitted,
Cheryl E. Kelley