

BAYBRIDGE HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting
Wednesday, August 13, 2014
MINUTES

BOARD MEMBERS PRESENT

Tom Belger
Clay Jennings
Dick Baker
Gale Larkin
Doug Caddell

OTHERS PRESENT:

Ray Etheridge-Association Manager
Cheryl Kelley-Association Manager
Marty Esposito

HOMEOWNERS PRESENT

Phyllis Boys
Sandra George
Sandra Wilkins
Mr. & Mrs. George McCormick
Shirley Miller
Sam Tucker
Karen Shell
Debbie Belger
Basil Burks
Mr. & Mrs. Larry Monserrate
Sue Crain
Whitney Walton

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

Approval of Minutes:

Dick Baker made a motion to approve the minutes of the June 11, 2014 meeting. Clay Jennings seconded, and the motion passed unanimously.

Sam Tucker asked about the previous minutes stating "There are traces of a leak in Sam's unit". Marty and Ray explained to Sam that this meant a very small leak. No steady stream, but drops only. This type of a leak is very difficult to locate. Since the last repairs were completed there has not been a heavy steady rain, therefore the repair has not been tested. There was an extensive discussion as to the past leak repairs and suggestions for a permanent repair. Tom Belger and board agreed for Ray Etheridge and Marty to go in next Tuesday (8/19) and heavy wet/hose down area to see if there is still a leak problem.

Financials:

Dick Baker presented the financial statements for July 2014. Mr. Baker noted that to date Net Operating Income is below budget \$21,000.00, of that approximately \$10,000.00 is due for Special Assessments, Insurance is over by \$2,272.00, Legal fees over \$12,000.00 and Materials-General Maintenance is over budget by \$4,089.00.

Landscaping Committee:

Debbie Belger reported on the Landscape Committee. Mrs. Belger reported that the roses were losing their leaves and needed to be cut back. They are looking better now. Indian Hawthornes have been sprayed and are coming back. Bushes along the boardwalk have been trimmed.

Sprinkler system has been temporarily changed to water two times per day, due to lack of rain lately. The timer issue on the sprinkler system has been repaired.

GAB Robins Insurance Appraisal:

Ray Etheridge reported that the Insurance appraisal is in: Hazard/Fire/Windstorm \$10,527,149 & Flood Insurance \$12,958,575. The Baybridge Insurance agent will have an estimate of insurance cost to be discussed at the next board meeting in September.

Lamp Post Project:

Marty reported that of the 2 types of glass for the Lamp Post, the consensus is for “frosted glass”. There are 25 remaining to replace @ \$115.00 each. Mr. Belger stated that this project is not in the budget, and as long as lights are in working order, this project can wait until after 1st of the year 2015. The Board decided to wait until 1st of year. Marty is to complete the project within a 30 day timeframe when approved.

Mr. Belger asks Larry Monserrate regarding the Deck projects and deck colors. Mr. Monserrate reported that the decks that have been painted turned out good, of the 2 colors approved, there is one color variation on Sandra George’s deck that was approved.

Whitney Walton spoke regarding a better system to inform neighbors of Baybridge news & current events, (i.e. alligator on beach last week). There have been some threatening phone calls regarding the tennis courts, how are they being addressed? Ray Etheridge has spoken with Chief Randle with the Gulf Breeze Police Dept. If anyone receives such phone calls they are to call Gulf Breeze Police Dept. They will come out and file a report. A notice regarding this issue has been posted on the Baybridge bulletin board at the mailboxes.

Tennis Courts:

Mr. Belger stated that at the June 2014 meeting, the Board presented a number of scenarios for repair, replacement of base, conversion to a parking lot, or to a park area; all are options that are being looked at as a solution to the tennis court. The base may be the underlying cause of some of the problems of the tennis court base. What is the nature of the base? Is there water under the base? Therefore the board decided the next step to take, before any decisions should be made, is to have the ground area underneath the courts analyzed. Pensacola Lab Testing has been hired to perform 3 Borings Tests, to analyze the tennis court base.

Mr. Belger reminded all present that the Three-Mile Bridge construction is to begin in 2 years, and Baybridge Condos will have vibration due to the deep pilings that will be placed in for a new bridge. Therefore, no decisions will be made regarding the tennis courts until we have the report back from Pensacola Lab Testing, determining what is underneath the courts.

Mr. McCormick handed out a letter to all present. The letter was to the Board of Directors, Owners, and Lessees expressing Mr. and Mrs. McCormick’s concerns regarding the tennis courts, previous special assessments, and property maintenance/management. Mr. Baker addressed Mr. McCormick’s concerns and offered to meet with him at a later date to explain the divergence of opinion.

There was further discussion from the parties present and opinions on the options to maintain, re-build or replace the tennis court area with parking spaces/park.

Mr. Baker noted that it would require 75% of owners to agree in order to change a common element’s use. Mr. Belger also indicated the Board’s concern with a repair, due to the fact that the last repair only lasted 3 months before cracks on the surface returned.

Mr. Belger stated that the Boring results will be in by the next meeting. Mr. Jennings stated that prolonging the decision for months was not a good service to the Baybridge Community. Mr. Caddell stated that results will be back soon, and a Special Meeting may need to be called to expedite this process.

There was no further business and the meeting adjourned at 7:05pm.

Respectfully submitted,

Ray O. Etheridge
Association Manager