

BAYBRIDGE HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting
Wednesday, August 10, 2016

MINUTES

BOARD MEMBERS PRESENT

Tom Belger
Frank Rainey
Dick Baker
JoLynn Barnicoat
Gale Larkin
Audrey McCarthey

Homeowners Present

William McLaughlin #32
Debbie Belger

Cheryl Kelley- Etheridge Property Mgmt.

Call to Order:

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

Approval of Minutes:

Dick made a motion to approve the minutes of the July 13th meeting. Gale seconded, and the motion passed unanimously.

Financials- JUNE 2016:

Cheryl Kelley of Etheridge Property Management presented the financials for July 2016.

Dick made a motion to accept the financials, Frank seconded, all in favor unanimously.

There was a discussion to re categorize the Capital Projects out of General Maintenance, in order to have summary of projects for 2016 to date, for items other than Reserve projects already approved in 2016 budget.

OLD BUSINESS:

Landscaping: Debbie stated that the landscaping committee met recently to go over specifics for the Tennis Court stepping stone project. A request for an estimate from Wallace Company has not been received as of the meeting time.

There was discussion about the area and types of River Rock/stepping stones to use in the area.

Also as previously discussed the walkway between #82 & 88, needs a walkway to boardwalk, as the sod is not growing well in that area. Estimates are being obtained for both areas.

Sprinklers will be capped off in the front area of tennis court.

Debbie & Cheryl continue to monitor Wallace job performance closely.

Trimming of trees and shrubs need attention asap.

Maintenance Tracking Form:

Cheryl Kelley, EPM presented the maintenance tracking form for the walk-thru on 8/8.

Capital Projects Review:

Replacement of Column caps: The final costs came in @ \$135.00 estimated on Budget \$115.00, this is better than price discussed at July meeting. C&E will be replacing the column caps this month.

Bldg #120-126 Meter Box Replacement is being scheduled with John Brown Electric in conjunction with Gulf Power, the power to building will need be turn off most of day during the meter replacement. #122 Inspection for closing; inspector requesting replacement of rusted meter box, this is association responsibility.

John Brown Electrician estimate is \$1125 for 1 box/ all 4 units in that building need replacement, will do all 4 @ \$925.00 each, total of \$3700.00 (Building #40-46 meters, do not need replacement)

This was approved at July meeting.

#32, William McLaughlin was present at the meeting, Mr. McLaughlin stated that he is getting a significant amount of water into his garage, coming in about 3' into garage floor during heavy rainfall. There was discussion about resolutions and

other drains that have been added in front of garages as done previously at # 34, the drain has worked well. Cheryl to contact City of GB for any additional help w drainage in that area. There was discussion of other methods for better drainage, possibly a drain on side of #32. The small retention pond added by #46 several years ago has helped, but a better solution needs to be addressed asap.

Tennis Court Fence-update

A-1 Hurricane Fence proposal approved in July, Remove and replace 4 ft fence post and replacement of chain link, repaint 10 ft poles, Install new wind screen. This project is being schedule for end of August. Tennis court will be closed for approx. 10-14 days. New tennis court roller will be ordered.

Asphalt Seal Coating: Scheduling for end of September/ early October.

NEW BUSINESS:

Guard Gate, Telephone Entry System Proposal:

Gate Call System is not working and needs replacing.

Johnson Communications to install Lift Master Telephone /entry equipment and materials, software for updates, Surge protector, PC programmable Telephone Entry System

Price is \$2870.00

Dick made motion to approve proposal/installation, Franks seconded, All in favor unanimously.

New Codes are being set up for Residents, Service, Trades, and Deliveries & Events:

Residents will be sent new Codes, any requests to update/change gate entry information, please call Kimberlie or Cheryl at EPM office.

When receiving call from gate system, dial 99 on your phone to activate opening gate.

Beach Steps:

Frank proposed adding back a 3rd set of beach steps, suggested adding a smaller set of steps in middle of boardwalk. After discussion it was decided to wait until Budget Planning for 2017.

Legal Update:

Dick Baker stated that Roof USA has made a settlement offer. Proposed by Roof USA and accepted by Baybridge Association, paperwork is in the process. Letter coming from attorney, settlement in now Concluded.

Resident Social @ Pool Gazebo, Sunday. September 11th: Date change.

Pot Luck social is being planned at the Pool Gazebo, please mark your calendars for Sunday, 9/11/16.
5-8 p.m.

Next Board meeting will be September 14th.

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

Respectfully submitted,
Cheryl Kelley
Association Manager