

BAYBRIDGE HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting
Wednesday, September 10, 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

Sandra George
Sandra Wilkins
Mr. & Mrs. George McCormick
Shirley Miller
Becky Echsner
Basil Burks
Sue Crain

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

Approval of Minutes:

Doug Caddell made a motion to approve the minutes of the August 13, 2014 meeting. Dick Baker seconded, and the motion passed unanimously.

Financials:

Dick Baker presented the financial statements for August 2014. Dick stated that overall the financials are in good shape. Of the (2) two Special Assessments totaling \$93,000.00 this year, we still have \$8000.00 to collect. Net Operating Income is below budget for the 8 months by \$19,988.00. Aside from the special assessments to be collected, insurance is over by 2,272.00, legal fees are over \$12,000.00 and Materials-General Maintenance is over budget by \$4,538.00.

Gab Robins Insurance Appraisal:

There was discussion as to the Revised Appraisal for 8/19/14. There are different Insurance Cost Values when it comes to Appraisals for flood and property insurance. Dick explained that in order to be fully insured Baybridge needs to increase Flood Insurance Value to match the Revised Appraisal, which will raise the Flood Premium by \$8,000.00. Clay asked Dick if this increase will result in an increase in dues for next year. Dick said possibly, and that this would be a definite topic when the budget is discussed. Dick made a motion to accept this Flood Increase in order to ensure the value of the property is covered, Doug 2nd, passed unanimously.

There was some further discussion as to getting more bids on the Insurance for next year, the board assured all present that they definitely compare for best quality coverage and price, also noting that on certain policies for waterfront property there are limited carriers. Citizens Insurance is the main carrier for this coverage at this time.

Maintenance Tracking Form:

Ray discussed the Maintenance tracking form. Etheridge Property Management performed the last walk-thru on August 28th. It was discussed that priorities must be established immediately in order to get the tracking chart up to date.

Landscaping Committee:

Tom noted that Landscaping Committee will be working on the gate area landscaping this month, as well as fall seasonal decorating.

Mr. McCormick spoke regarding his observance of the landscaping and immediate need for attention to the irrigation system. There was discussion as to the deterioration of the grass, (especially along the boardwalk) and

the lack of the sprinkler system maintenance/operating efficiently. There was discussion as to the age of the irrigation system and what is needed to get it working efficiently. Sprinkler system had been changed to water two times per day in August, but there are areas especially along the boardwalk that are not working properly to get the water where it is needed. Marty explained that he needs to work on the valves and wiring for that area. Ray and Marty will meet on the property Thursday (9/11) to investigate the needs of the system and how to best get this issue resolved immediately.

Tennis Courts:

Tom and Dick summarized the tennis court studies this year as to maintenance, repairs and alternative usages. A study by Pensacola Testing Laboratories indicated the base of the tennis court is a long term problem, and the current base would not be adequate for the required City permit for any conversion to a parking area. While it would not include any guarantees and may have a fairly short success, Clay made a motion, Gale seconded and the board unanimously voted to approve a contract (\$2,840) with American Tennis to fill the cracks and repaint the court. This has been done several times previously. Upon completion of the work the court will be opened again for use.

Shirley Miller asked if the board was going to permit tennis lessons. Tom stated that business operations are not allowed in Baybridge. As to usage of the tennis courts, this was adopted by the board at the August 2012 meeting.

TENNIS COURT RULES RESERVATIONS:

Sue Crain asks the board to re-implement the tennis court rules as have been posted in the past. Board will re-post the tennis court rules as well as post a reservation schedule for residents. Reservations for use of the tennis court shall be by posting a note on the bulletin board at the entrance, similar to reservations for the cabana. Of course, if the court is not reserved and no one is playing on it, owners may just proceed to use it. Reservations are requested to be limited to 2 hours each and for not more than 3 mornings in a week, and we would like to limit advanced reservations to two weeks.

Legal Update: Dick Baker gave an update on the Baybridge HOA/Paramount Suit.

Dick stated that finally Monday, September 15, is the mediation date. Dick also stated that this is a promising step after trying for the past two years to get to this point in the suit.

NEW BUSINESS:

Estimate for Tree Trimming: Ray Etheridge requested bids for Trimming of Trees from Tree Works. There are tree limbs that are infringing on the buildings, particularly at #74 Garage and at #40 & #46 Balcony areas. Don Hurd of Tree Works recommended 3 other trees in need of trimming. After reviewing the proposal Clay made a motion to accept, Dick 2nd and the board approved the proposal unanimously.

Other Business: Sandra George stated that the new parking signs are not working as people continue to park Vertically and should be parking horizontally. EPM to post notices on residents doors in that area as to how they should park.

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

Respectfully submitted,

Ray O. Etheridge
Association Manager