

BAYBRIDGE HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting
Wednesday, October 8, 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

Mr. & Mrs. Monserrate
Sandra Wilkins
Debbie Belger
Shirley Miller
Becky Echsner
Basil Burks
Sue Crain

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 September 10, 2014 meeting. Doug Caddell seconded, and the motion passed unanimously.

Financials:

Dick Baker presented the financial statements for September 2014. Dick stated that overall the financials are in good shape; there are Special Assessments still to be collected. Net Operating Income is below budget for the 9 months by \$20,572.00. Insurance is over by 2,272.00, legal fees are over \$12,000.00 and Materials-General Maintenance is over budget by \$4,109.00. Receivables are in good shape with the major exception of #126 set for foreclosure this month (and subsequently postponed again).

Legal Update: Report from Dick Baker;

The September mediation in the Paramount litigation did not result in a settlement. Dick stated that there was not much progress, but that we did get a sense of what the defense would be. Our attorney believes there will likely be another attempted mediation, before a trial anticipated in the first half of 2015.

Tom Belger attended a partial summary judgment hearing requested by our counsel, but a summary judgment was not granted and our litigation will proceed.

Maintenance Tracking Form:

Cheryl Kelley, EPM presented the maintenance tracking form for the walk-thru on 10/6/14. EPM is checking on the maintenance tracking form regularly to ensure that the items on the list are being completed and/or scheduled. Cheryl stated that EPM is executing a better structure for Marty to provide a regular maintenance schedule. Also forming a new list of items that are on Marty's contract that are needed either biweekly, weekly, monthly, quarterly, semi-annual or annual. New provisions have been put in place.

Landscaping Committee:

Tree Trimming- Doug Caddell stated that he thought the tree trimming company did an excellent job. Tom Belger stated that although the Tree Trimming completed by Trees Works was a good job, the added tree trimming approved during the day of the work was a significant cost increase from the original approval by the board at the last meeting. It was stated that the original bid was for only 3 trees to protect the buildings, followed by Tree Works recommendation for more trees needing trimming.

(Last month's meeting 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.)

Wiggins Lawn Service- Tom Belger stated that he would like to see a more formal contract from Wiggins Lawn Service. EPM will contact Mr. Wiggins for a more specific contract for particularly the shrub spraying.

Sprinkler System- Doug Merritt analyzed sprinkler system for pressure, and new heads were recently discovered. Marty stated that he is customizing system and system does have full pressure now.

Tennis Courts Update:

American Tennis Courts has been contracted for Economy Plus Resurfacing, this is the selected course of action the board voted to proceed with in order to get the tennis courts playable again. The contract has been signed and deposit has been paid. Scheduling date has not been set, estimated start date will be the week of October 13th or the 20th.

NEW BUSINESS:

Update from Board for short term progress/regular maintenance plans:

A maintenance schedule for short term projects is being developed with the input of the board. This process will help to ensure the scheduling of essential preventative maintenance is accomplished in a timely manner. A schedule is being formed as a foundation and beginning to ensure the work is completed.

Long term projects are also being addressed by the board and will be addressed in the development of the 2015 budget.

OTHER BUSINESS:

Sue Crain, owner of #46, has a very bad leak coming in at the chimney. Marty is to make sheetrock repairs. Ray is to meet with roofer. Clay Jennings made a motion to approve the repairs for Unit 46. Doug Caddell seconded, and the motion passed unanimously.

There was no further business and the meeting adjourned at 7:00pm.

Respectfully submitted,

Cheryl Kelley
Association Manager