

BAYBRIDGE CONDOMINIUM ASSOCIATION

Board of Directors Meeting – October 12, 2016

Minutes

CALLED TO ORDER:

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

BOARD MEMBERS ATTENDING:

Tom Belger
Dick Baker
Frank Rainey
Audrey McCarthy

ALSO ATTENDING:

Cheryl Kelley – Association Manager
Larry Monserrate
Doug Caddell

APPROVAL OF MINUTES:

Dick made a motion to approve the minutes for the September 14th, Board of Directors meeting. Frank seconded. All were in favor.

FINANCIALS:

Cheryl presented the September financials. Cheryl presented breakdown of maintenance projects and special Reserve projects for 2016 to date. Reserve projects to complete in 2016, Asphalt/seal coating & #92 column. Dick made motion to approve the financials, Frank seconded, all in favor unanimously.

Old Business:

Landscaping:

Debbie Belger was unable to attend, Tom read her written report.

Summary- Oleanders will be trimmed this week, some have been done, if they are trimmed by 1st of November, they are within the window for season. Fall Pine straw will be in week of 10/24.

Diseased pittosporum and azaleas will be removed, as per recommended. Replacement of some these plants will be necessary, fall seasonal planting in front of entry/pool will be next week, New Christmas wreath will be purchased.

Residents are asked, please do **not** stop landscapers from trimming/working on projects; landscapers have been informed to contact Debbie if a homeowner requests a change while working on a project.

Review of Tracking Chart:

Cheryl presented Tracking chart.

Capital Project Review:

Chart presented, Asphalt/Seal Coating, to be scheduled later in October, residents will be notified of schedule. Column at #92 to complete

Tree Trimming estimate has been requested by Don Hurd Tree Service.

Drain proposal for North parking lot 40-46 building/at #32 garage: \$6300.00

Quote from C&E General Contractors/NW FL River Rock/Cement contractor, Drain installation

6 ft. square of front of #32, trench along swale area 40 ft. to existing drain line., installed reinforce storm drain below existing grade with drain 6ft are with reinforce concrete, repair trenching black top area with concrete. Board discussed proposal. Jo Lynn expressed her concerns that this drain installation/plan may not fix the issue. Tom stated that detailed grade measurements have been studied. Tom state history of issues in the area in past years. City of Gulf Breeze has looked at the area, estimates for all new drainage would be approx. \$40-50,000.00 Dick made a motion to accept the drain proposal, Frank second, Board vote was 3 yes/2 no, motion passed.

Tennis Court

Fence is complete; the wind screen did not fit properly and will be reordered.

Other Business:

Tom stated that the Association is in discussion with a Construction Engineer to evaluate the building/roofs/columns/ EFIS/ Windows. This is to better understand the potential issues of leak sources in the flat roofs.

Tom stated that the defense was successful in the BB litigation and now it is time to better understand issues. This will need to be addressed properly, with the highest level of understanding of where the issues may be.

Doug Caddell stated that for the funds received in the suit, requested assurance from the board, roofs to be repaired correctly. Stating that is what the funds were awarded for, may a leak be caused by columns, window, flashing, whatever the problem is. Board wants owners to understand this, investigation of all the flat roofs, has begun and engineer & contractor will be working actively with the board. Goal is to have a presentation of the investigation by the annual meeting in January.

Budget for 2017 will be discussed at the next meeting on November 9th.

Upcoming Board meeting dates:

Wednesday, November 9th

ADJOURNMENT:

The meeting adjourned at 6:54 p.m.