

BAYBRIDGE HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting
Wednesday, November 12, 2014
MINUTES

BOARD MEMBERS PRESENT

Tom Belger
Clay Jennings
Dick Baker
Gale Larkin

HOMEOWNERS PRESENT

Mr. & Mrs. Monserrate
Sandra George
Becky Echsner
Basil Burks
Sue Crain
Michelle Harrison
Sam Tucker
Phyllis Boys

OTHERS PRESENT:

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

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 October 8, 2014 meeting. Clay Jennings seconded, and the motion passed unanimously.

Financials:

Dick Baker presented the financial statements for October, 2014. Dick stated that overall the financials are in good shape; there is one expected special assessments of \$1,000 uncollected. Net Operating Income is below budget for the 10 months by \$5,837. Insurance is over by 4,983, legal fees are over \$12,000 and Materials-General Maintenance is over budget by \$14,601. Receivables are in good shape with the major exception of #126 set for foreclosure.

Dick made a motion to approve October financials, Clay seconded, all in favor.

Maintenance Tracking Form:

Cheryl Kelley, EPM presented the maintenance tracking form for the walk-thru on 11/12/14.

Lamp Post electrical box closure is to be completed asap by Marty.

There was discussion as to the fruit flies around the dumpster area. Marty is to provide spray for the dumpster area.

Landscaping Committee:

Sprinkler System- Doug Merritt has inspected system and said we have good pressure. There was a major blockage close to the pumps. Tennis court area sprinklers will be turned off due to surface work beginning soon. After tennis court work is completed, Marty is to be sure sprinkler system water is not hitting the courts.

Pine Straw will be finished in flower beds by 11/14. Mike Wiggins Lawn Spray service was out today to treat the shrubs, Marty is to cut out and discard the rest of the fungus infected areas in specific shrubs. Azaleas are to be trimmed by end of November.

Tennis Courts Update:

American Tennis Courts has completed the Economy Plus Resurfacing, The new net will be put up today.

NEW BUSINESS:

Capital Improvements 2015- Dick present a handout outlining specific goals for improvements for 2015.

There was discussion regarding the priorities for the property in 2015. In addition to annual regular maintenance, owner maintenance items (such as exterior and garage doors) and reserve items goals for 2015, such as asphalt-curb repairs a lamp post project are being consider for 2015.

An engineering baseline study was discussed and should be completed in 2016 before the Bay Bridge Construction begins.

Budget for 2015- Dick stated that the board is working on the Budget for 2015; it will be presented at the December meeting and the Annual meeting in January.

Annual Meeting, Saturday, January 24, 2015: 60 Day notice of meeting will be mailed by 11/21/14. Candidacy forms will be included in the packet, and anyone wanting to serve or continue to serve must return form to EPM office by December 16th.

OTHER BUSINESS:

Sam Tucker # 96 spoke regarding his continued garage roof leak. Marty stated he would make this is 1st priority and finish the repair work and test the area this week.

Sue Crain #46 also has had a roof leak despite the repairs, and she ask the board to contract a roof specialist to get her issues resolved.

Tom stated that fixing this is the board's priority, and that on the positive side there have been may leaks fixed.

There was no further business and the meeting adjourned at 6:35pm.

Respectfully submitted,

Cheryl Kelley
Association Manager