BAYBRIDGE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JUNE 8, 2011

MINUTES

BOARD MEMBERS PRESENT
Michael Driscoll
Dick Baker
Greg Harrison
Thomas Belger
Laura Ford
Doug Caddell

OTHERS PRESENT
Ray Etheridge
Mr. Rose
Sam Tucker
Gale Larkin
Marty Esposito
Mr. Blackwell – Media Com
Christine Disney – Media Com

CALL TO ORDER
Michael Driscoll, president, called the meeting to order at 5:05 p.m.

Michael Driscoll asked that a representative from Media Com to come to our Board meeting and address the Board regarding their service after a severe storm in April. It seems that Media Com was responding to the outage call on a call-by-call basis rather than sending a vehicle making restoration service to Baybridge all at once. Baybridge is on a single master account. Mr. Blackwell has stated that he will tie all of the individual accounts at Baybridge to the master account number. Owners calling in for service in an outage should call 1-800-379-7412, and when prompted for the type of account, the owner should tell Media Com that it is a business account. Michael also asked if Baybridge residents had Media Com phone, internet service or any other service would they get credit for having cable even though cable is an Association expense. Mr. Blackwell did not have an answer for that question at this time. The current contract between Baybridge and Media Com will expire August 2012. Mr. Blackwell offered to renew the contract this year with no rate increase of 4% as is built into the current contract and a maximum of 4% to take affect in 2012 and after. There was some other brief discussion at this time and the Media Com representatives left the meeting.

Dick Baker made a motion to approve the minutes of April 13, 2011, Greg Harrison seconded and the motion passed unanimously.

Dick Baker reviewed the financial statements for May 2011 and year-to-date. Collections of assessments are in arrears because of three units not paying, which have been turned over to the attorney for collection or foreclosure. Dick also discussed insurance and the wind insurance was renewed because of the timing using the appraisal that was done in 2008. The other insurance was all renewed at the current appraisal which is higher because of an error in 2008 appraisal.

Jason, with Hiles / McLeod Insurance, has submitted the new appraisal to Citizens Wind and when this wind is increased to a proper coverage there will be an additional payment due to Citizens of approximately $11,000. This will make the insurance over budget for the year. Other items are well in line with most actually being under budget at this time. Dick Baker made a motion to approve the financial statements through May. Greg Harrison seconded this motion, which passed unanimously.

The Board discussed and then decided to have a new appraisal February or March of 2012 prior to insurance renewal in April. This appraisal will be from a company different from GAB Robbins, who have done the current appraisals.

The garage roof leaks and the pending lawsuit with Hydrostop was discussed. Meetings are trying to be set up with the Association, the Association's attorney, Hydrostop and their attorney to meet on-site and discuss the problem and try to settle this legal matter.

Repairs to the north gate were discussed. An estimate was on hand in the amount of $3,300 from Harris Security Service to make repairs to the north gate. This is the same company which has repaired the south gate. The north gate is currently working and Marty Esposito stated that he can maintain the gate, except for parts which we may have to purchase from a local distributor if possible. Ray also informed the Board that All-Tech, which originally installed the gates and had a maintenance contract on the gates, which expired the 1st of this month, have not renewed and will not renew their maintenance contract on the Baybridge gates. Dick Baker made a motion not to repair the north gate and to proceed with repairs being done by Marty Esposito and no maintenance contract. Doug Caddell seconded this motion, which passed unanimously. Marty was asked to place a metal strip of some type on the concrete pad at the south gate where the chain is rubbing.

Michael reported that he had visited the City of Gulf Breeze in an effort to have the commercial buildings clean the east side of their buildings. They did come on-site, look at the buildings and letters have been sent to those building owners. There is not anything we can do legally however. One of these buildings has contacted Marty and had their building cleaned.

Media Com was again briefly discussed. Ray was asked to call Media Com and find out if owners could rent a box at a rate of $7.00, this amount being reduced because of the Baybridge commercial account. Ray was asked to find out the number of boxes that would by required for owners to get a box at this $7.00 rate. Media Com was called and we must get the box for all 47 units to get the $7.00 rate.

Repairs to the tennis court were discussed. There are some rather large cracks, some low areas and the tennis courts look in need of repair. The proposal on hand to make these repairs was in the amount of $3,968. The Association also

needs a new Rol-Dri for the tennis court in the amount of $75. It was decided to get additional estimates for this tennis court repair and Michael would go online to check and see what other company or other type of repairs could be made at the tennis court. Dick Baker made a motion to allow Michael and Ray to check this other proposal and then make a decision to repair the tennis court. Not to exceed $5,000. Laura Ford seconded this motion, which passed unanimously.

Laura Ford stated she would like to a large flag pole with a large flag installed on the water side of the pool. This could be seen not only from the water, but probably from the bridge coming into Gulf Breeze. It was decided that Laura would check on the price and then get back with the Board regarding this flag.

It was discussed that umbrellas are being left open at night and sometime the wind comes up and causes damage to them. *Residents, when you leave the pool area at night, please close all umbrellas. Your help in this matter would be appreciated.*

ADJOURNMENT

There was no further business, and the meeting adjourned at 6:30 p.m.

Respectfully Submitted,

Ray O. Etheridge