BAYBRIDGE HOMEOWNERS ASSOCIATION, INC.
OWNERS MEETING
February 23, 2011

MINUTES

NOTE:
Basic monthly dues have increased to $399 effective 3/1/11 and coupons have been mailed to owners for 2011 dues.

A Baybridge garage sale is scheduled for March 19th.

CALL TO ORDER
Michael Driscoll, President, called the meeting to order at 5:08 p.m. The roll was called and proxies certified. There were twenty-seven (27) proxies on hand and ten (10) owners present for a total of thirty-seven (37) units represented. A quorum was established for the meeting.

Ray Etheridge presented a signed affidavit stating he had mailed a "Notice of Meeting" to all owners.

Dick Baker made a motion to approve the minutes of the Owners Meeting on January 16, 2010. Greg Harrison seconded this motion, which passed unanimously.

2011 PROPOSED BUDGET
Dick Baker discussed the proposed budget for 2011. This proposed budget will require an increase in assessments effective March 1, 2011 from $385 to $399 per month. This budget will not provide for any painting reserve, but other reserve items are adequately funded with funds in the reserve account. This budget will also not provide for an audit of the Associations records, but will provide for a compilation. The budget also breaks down expenses between the maintenance contract with Marty Esposito and the materials and contract grounds. The grounds contract is broken down between material and labor. The professional and legal fees has also increased because of the lawsuit going on with the garage roof contractor. It was generally discussed that by approval of this budget owners are waiving the painting reserve requirement and also waiving the audit. After some discussion, Dick Baker made a motion to approve this proposed budget, Greg Harrison seconded and the motion passed with all owners present voting in favor of the budget and eight (8) proxy owners voting "No", six (6) of those voted not to waive the reserve requirement for painting in the budget and two (2) voting not to waive the audit.

ELECTION OF DIRECTORS
Only six (6) owners sent in applications in to serve on the Board for 2011, there will be no election. The Board of Directors for 2011 are:

Dick Baker	Laura Ford
Tom Belger	Gregory Harrison
Doug Caddell	
Michael Driscoll	

The Board will meet immediately after this meeting for the purpose of electing officers.

GENERAL DISCUSSION

Debbie Belger discussed that a unit in the commercial area is throwing food out their window for the purpose of feeding birds. The problem is they are also feeding rodents and other animals that may happen up on this food as well as pets that Baybridge residents are walking in this general area. Mrs. Belger was informed that Marty had spoken with the residents of the unit in the commercial area and Ray Etheridge has sent a letter. It was discussed that if this should happen again additional letters may need to go to other units in the commercial area.

Mrs. Belger also discussed a possible community garage sale. It was discussed and generally approved by all present. The garage sale will be March 19, 2011 and Debbie will put out flyers and so forth and do the advertising for the garage sale. Again, the sale is scheduled for March 19, 2011.

It was also discussed that some new residents are not familiar with the recycling program at Baybridge and Ray was requested to send another mail out outlining how this program works and how residents can dispose of recyclable material.

The owners also requested a new "Owner and Resident List" be sent to all owners.

Greg Harrison inquired about the maintenance of the buildings in the commercial area. Some owners of units are not maintaining the rear of their building and this is unsightly to residents of Baybridge. Ray was asked to call the City of Gulf Breeze regarding the maintenance of the exterior of these buildings. Michael stated he would like Ray to call him and he would like to get involved in this project.

A Baybridge Social was also discussed. Many owners would like to see this done so that residents could get to know each other better. Mr. and Mrs. Jennings volunteered to head a committee to schedule a Social for Baybridge residents.

The Board wishes to thank all those who have sent in their proxies in making sure that there was a quorum for this meeting.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:45 p.m.

Respectfully Submitted,

Ray O. Etheridge