BAYBRIDGE HOMEOWNERS ASSOCIATION, INC.
OWNERS MEETING
JANUARY 29, 2011

MINUTES

CALL TO ORDER
The meeting was called to order by Michael Driscoll at 9:00 a.m. The roll was called and proxies certified. There were eleven (11) owners present, and eight (8) proxies on hand for a total of nineteen (19) owners represented. A quorum was not established for the meeting. Owners present decided to proceed with the meeting.

Ray Etheridge presented a signed affidavit stating he had mailed a "Notice of Meeting" to all owners. Dick Baker motioned to approve the minutes of the Owners Meeting on January 16, 2010. Doug Caddell seconded this motion, which passed unanimously.

REPORT OF OFFICERS
Michael Driscoll reported that the Association had a good year in 2010. There was much improvement in the appearance of the grounds and a plan is now in place for maintenance for the grounds and flowerbeds. This was discussed for several minutes.

2011 BOARD OF DIRECTORS
Ray Etheridge announced the Board of Directors for 2011. Only six (6) had made applications to serve on the Board and no election will be required. The Board for 2011 will be:

Dick Baker, Unit #84
Doug Caddell, Unit #118
Michael Driscoll, Unit #98
Gregory Harrison, Unit #110
Tom Belger, Unit #114
Laura Ford, Unit #46

2011 PROPOSED BUDGET
Dick Baker discussed the proposed budget for 2011. This new budget would require an increase in assessments from $385 to $410. The biggest increase in the budget would be for the additional maintenance required for the plants that were put in last year and that the grounds to include the flowerbeds to maintained at a higher level than previously. Owners present discussed the need for this, some thought the plan was excessive, that the amount of fertilizer in the plan was not needed and some owners are now doing work on these flowerbeds, which would decrease the need for additional monies in these categories. It was decided to schedule another Owners Meeting sometime in February, the Board

has a meeting scheduled for February 9, but it was thought we could not put an Annual Meeting in place by that date. This will be discussed and a new Annual Owners Meeting date scheduled sometime later in February. It was also decided that Laura Ford, Ray Etheridge, Dick Baker and Sam Tucker will meet with Marty Esposito to discuss his lawn maintenance contract and see where this could be reduced.

GENERAL DISCUSSION

It was also discussed that some balcony rails need repair and deck boards also. Any owner who need these deck boards or balcony rails repaired or replaced, please call the Etheridge Property Management office at (850) 484-2611 or email Ray Etheridge at epm@epmfl.net.

It was discussed to waive an audit of the 2010 accounting. Currently the proposed budget is $800 for the accounting in 2011, which would not be enough for an audit. Ray was asked to get the cost of an audit and bring to the Owners Meeting for discussion at that time.

There was some discussion regarding the garage roof leaks. Currently the Association is in the process of filing a lawsuit with our contractor who installed these roofs. There was discussion, can the Association go ahead and make the needed repairs and still continue with the lawsuit and keep the current company warranty in place. No decision was made to proceed with repairing these garage roofs, but Ray will discuss with Marty and see what can be done to minimize leaks until the lawsuit is settled.

ADJOURNMENT

There being no further business, the meeting adjourned at 10:10 a.m.

Respectfully Submitted,

Ray O. Etheridge