BAYBRIDGE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
APRIL 13, 2011

MINUTES

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

OTHERS PRESENT
Ray Etheridge
Mr. & Mrs. Jennings
Sam Tucker

CALL TO ORDER
Michael Driscoll, president, called the meeting to order at 5:05 p.m. Dick Baker made a motion to approve the minutes of December 8, 2010 and February 23, 2011. Greg Harrison seconded and the motion passed unanimously.

Dick Baker reviewed the financial statements for March 2011. Collections for the month were $2061 over budget and for the year $2694 over budget. Most of the maintenance categories are under budget year to date. Along with the financials, Dick discussed the insurance renewal, which would be in April. Wind has increased dramatically partly due to an error in the appraisal which was done three years ago. The appraiser has corrected this error plus the appraisal has increased the values approximately two million dollars. It was also agreed that we should call Jason Broxson with Hiles McLeod and find out why the appraisal was so much. After some further discussion Dick Baker made a motion to approve the March financial statement and to approve up to $78,000 for insurance costs in 2011. Tom Belger seconded this motion, which passed unanimously.

A discussion followed regarding the need to get a second appraisal. Tom Belger made a motion to obtain a second appraisal. Greg Harrison seconded the motion, which passed unanimously.

Dick Baker stated that he is in the process of setting up a meeting with Chuck Deaton and Hydrostop, the Association's attorney and the Board to discuss the current lawsuit with Hydrostop and the garage roofs.

Our main entrance gate has been inoperable for sometime and All Tech has a proposal to install a new gate in the amount of $8000. The Association had also obtained estimates to repair the gate from other contractors and the lowest of these being from Harris Security Service in the amount of $3200. Both of these estimates would repair the existing gate and do other modifications to the gate system.

After some discussion, Dick Baker made a motion to accept the Harris proposal. Laura Ford seconded this motion and the motion passed unanimously. The Board also asked Ray to get a maintenance proposal from Harris. Ray was also asked to have a "STOP" sign placed on the gate.

Three units are seriously in arrears and have made no effort to bring their assessments current even though some small amounts have been paid. Dick Baker made a motion that these be turned over to an attorney for collection and/or foreclosure. The firms suggested were Jeff Sauer and Suzanne Blankenship. The motion was seconded and passed unanimously.

Michael Driscoll stated that he has contacted the City of Gulf Breeze regarding the condition on the condominium side of the buildings in the commercial area. Most of these buildings are well below the standards at Baybridge.

Mrs. Jennings announced that the Baybridge social is scheduled May 15th and the pool area is reserved. Tom Belger stated that a light had been installed on the end of the pier and Tom was looking for comments regarding this light.

ADJOURNMENT
There was no further business, and the meeting adjourned at 6:10 p.m.

Respectfully Submitted,

Ray O. Etheridge