BAYBRIDGE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING
November 9, 2011

MINUTES

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

OTHERS PRESENT
Sam Tucker
George Rose
Mr. David Donaldson—(tenant of #50)
Marty Esposito
Ray Etheridge

CALL TO ORDER
Michael Driscoll, President, called the meeting to order at 6:00 p.m.

Greg Harrison made a motion to approve the minutes of the August 10, 2011 meeting. Laura Ford seconded, and the motion passed unanimously.

FINANCIAL REPORT
Dick Baker discussed the financial statements through October 2011. Most operating items are on budget. However, insurance is over budget as well as professional and legal fees. Dick also stated that the Association's income would be approximately $5,000.00 under budget for the year because of the unit in foreclosure. The Association had three units which were seriously in arrears but has recently collected on two of those. As stated, the one unit is in foreclosure. Dick briefly discussed a proposed budget for next year which will be mailed to owners for their review prior to our Owner Meeting in January. This budget will be discussed in detail at that Owners Meeting. It was discussed that there are no contributions into the reserve account in this proposed budget. Dick also presented a breakdown of our budget for reserves. Dick Baker made a motion to approve the financial statements through October. Laura Ford seconded, and the motion passed unanimously.

PROPERTY UPDATE
The garage roof leaks were discussed. The Association is in the process of putting information together, which the attorneys will review. Michael Driscoll will come by the Etheridge office and go through three boxes of material related to the hurricane repairs of 2004 and 2005. Ray, Dick Baker, and Marty Esposito have also prepared some items which will be given to the attorney for his review.

The contract with Mediacom was discussed. The Association has not signed a new contract. The current contract will expire in August 2012. To date, Mediacom has not increased our monthly invoice by the 4% which is allowed in our contract. In May of this year, Michael Driscoll had written a letter to Mediacom regarding the service after an outage at that time. More recently, on October 19, 2011, a letter was sent to Mr. John Akers, the new Commercial Sales Manager with Mediacom, asking for a reply to the letter that Mr. Driscoll had sent on May 13, 2011. To date, we have received no reply from Mr. Akers. Michael requested a copy of this letter and stated that he would take this letter and his original letter to Mediacom to discuss the situation and the nonresponse of Mediacom.

Michael Driscoll informed the Board that unit #56 is requesting approval to do remodeling to their unit. This unit has hired an architect who will oversee the permitting process for the unit. The unit owner wants to remove the hurricane shutters and install impact windows. These windows must match the existing windows at Baybridge. In addition, they want to remove an exterior stairway. This will have to be approved by the permitting entity of either the City of Gulf Breeze or Santa Rosa County. Michael made a motion that #56 be granted approval to make these renovations based on all permitting being approved. Tom Belger seconded, and the motion passed unanimously. All remodeling costs, including the exterior stairwell removal and the repairs to any exterior of the building, will be at the unit owner's expense.

Laura Ford informed those present that the Bridge Authority has several proposals put together for the building of a new bridge at some time in the future. It would probably be a minimum of three years before any work will start. The Bridge Authority has plans to run the bridge more easterly from the current site or to the more westerly of the current site. The easterly plan would impact Baybridge tremendously. At a minimum, part of our brick wall would have to be torn down, and traffic would be at our level from the existing one bedroom court units. It is also possible that some of these may have to come down, and most certainly a couple of homes in Baybridge Villas would be required to be removed. Laura asked that Baybridge owners contact the Authority concerning this, and the Authority can be reached as follows. Please see an attachment to these minutes how you may reach the Project Engineer and Managers for your input to them on the path of the new proposed bridge. These proposals will also be discussed at our Owners Meeting in January.

The tennis courts were discussed. Hairline cracks have appeared almost immediately after repairs to the tennis courts. All of the contractors bidding on the tennis courts had stated that the cracks would return; however, we did not expect them to return so soon. It was expected that it would take at least many months for these cracks to appear. The cracks at this time are hairline, but we have had no rain and do not know how any moisture will impact the tennis courts. The proposal to repair the tennis court did state that the cracks would reappear, and it was the opinion of Michael Driscoll that they had done what was agreed upon under the contract, and Michael approved final payment for the tennis court repair.

ADJOURNMENT

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

Respectfully Submitted,

Ray O. Etheridge