BAYBRIDGE HOMEOWNER ASSOCIATION, INC.

Board of Directors Meeting
February 13, 2013
MINUTES

BOARD MEMBERS PRESENT

Tom Belger
Clay Jennings
Dick Baker
Gale Larkin
Doug Caddell
Norma Juneau
Laura Ford

OTHERS PRESENT

Lawrence & Gayle Monserrate
Mr. & Mrs. Charles Kahn
Sam Tucker
Betty Cornett
Marty Esposito
Karen Shell
Ray Etheridge—Association Manager

CALL TO ORDER AND APPROVAL OF THE MINUTES

Dick Baker called the meeting to order at 5:05 p.m.

The first order of business was the election of officers for 2013. Gale Larkin nominated Tom Belger as President, and Laurie Ford as secretary. Tom Belger nominated Clay Jennings as Vice President. Clay Jennings nominated Dick Baker as Treasurer. There was a motion made, and second, to close nominations. Votes were taken and all above were unanimously approved.

The officers of the Board for 2013 are:

Tom Belger, President
Clay Jennings, Vice President
Laura Ford, Secretary
Dick Baker, Treasurer

At this time, Tom Belger assumed chair of the meeting.

Dick Baker made a motion to approve the minutes of the December 12, 2012 meeting. Tom Belger second, and the motion passed unanimously.

FINANCIALS

Dick Baker discussed the financials for January 2013. Collections were over budget by $1,648.00. Late fees were collected in the amount of $461.00. Dick stated that most items for the first month are well under budget, with the one exception of the grounds maintenance, which is over budget for the month by $379.00. This is because the pine straw that was purchased in December was paid for in January. Dick answered some questions from the floor regarding the financials and then made a motion that the financials be approved. Gale Larkin second, and the motion passed unanimously.

Tom Belger and Gale Larkin reported on the proposed location of the new bridge. Tom had photos and the headlines from the Pensacola News Journal that there would be no toll on the bridge and he and Gale stated that the location of the bridge on the westerly side would not impact Baybridge at all. This is, of course, good news to all owners at Baybridge.

Dick Baker updated the Board and owners on the lawsuit with the garage roofing contractor and the repairs. Dick stated that it had been mentioned at our annual meeting that there was to be a mediation sometime in February. This was in error, and there is not a mediation scheduled at this time. Interrogatories are going back and forth between the attorneys. There is not much other news to report. Dick did state our attorney told him that the mediation, if in fact was done, would likely be sometime in the summer, and if the case is not settled, then it would probably be next year before the case goes to trial. Clay asked about doing the repairs in stages, and the contractors are currently working to have estimates to do this. Ray had prepared a list after a discussion with Marty, with the number of roof leaks totaling 24. Some are bad, some are very minor. There are 29 total garages with flat roofs. The list that's prepared also showed the order in which repairs could possibly be made with the worst building be listed at the top and so forth down the list.

An owner stated that it would be much easier on most owners if it was possible that any special assessment regarding the roofs be staggered over a period or time. Tom Belger suggested that a letter be composed giving the details, history, and repair work, and special assessment that may be assessed regarding the garage roof repairs.

It was further pointed out, by Dick, that the garage roofs, when repaired, will have a slight slope which should help prevent any future leaks. The air conditioners would be removed, and then reset once the new slanted roof is installed.

Dick stated that he had written to the SBA and received payoffs on the SBA loans. He also received paperwork which he will fill out and return requesting a reduction in this payoff amount.

Ray had been asked at the last board meeting to find out if a reserve study was required at Baybridge. Ray stated after checking the statutes that a reserve study is required, however, because Baybridge is only 3 stories, it is not required to be done by an architect or engineer. Ray stated that typically estimates are obtained for the various reserve items and painting, paving, and roofs are required items plus anything over $10,000.00, which may include our pool. Ray also had an example of a property in which we do have reserves reported on a monthly basis for the board to review.

An owner brought up the Mediacom contract with Baybridge. Currently Baybridge pays approximately $35.00 per unit, per month, for basic cable. It was thought that if we do not have this in our budget, assessments could be reduced by this $35.00 and each owner would then be responsible for his own cable and could work a deal with Mediacom or other cable carriers. Ray was asked to send a copy of our current contract to Clay Jennings and Laura Ford for their review.

Dick Baker reported that no settlement had been reached with Unit 56 and that the Board will schedule a meeting with the association's attorney regarding this matter.

Tom Belger thought that with the litigation we are having with two different matters, the Board probably should meet every month until these are settled. Ray was asked to call the Library and see if the alternate dates are available. Baybridge currently meets February, April, and so forth.

ADJOURNMENT
There was no further business, and the meeting adjourned at 6:55 p.m.

Respectfully Submitted,

Ray O. Etheridge
Association Manager