BAYBRIDGE HOMEOWNER ASSOCIATION, INC.

Board of Directors Meeting
March 13, 2013
MINUTES

BOARD MEMBERS PRESENT
Tom Belger
Clay Jennings
Dick Baker
Gale Larkin
Laura Ford

OTHERS PRESENT
Mr. & Mrs. Ray Miller
Sam Tucker
Betty Cornett
Karen Shell
Audrey McCarthy
Marty Esposito
Amber Carr—Association Manager

PARKING LOT REPAIRS ….. COUPLE WEEKS
Marty has repaired two leaks in the parking area with another leak appearing after. The leak will be repaired tomorrow and the holes covered in dirt. The areas will be roped off and have to sit for several days in order to allow for packing and settling of the area. It will be 10-12 days before the asphalt is repaired.

CALL TO ORDER AND APPROVAL OF THE MINUTES
Tom Belger called the meeting to order at 5:30 p.m.

Laurie Ford made a motion to approve the minutes of the February 13, 2013 meeting. Gale Larkin seconded, and the motion passed unanimously.

FINANCIALS
Dick Baker discussed the financials for February. The financials are better than budgeted on several items for a total of $3600.00 for the year. In the spring there will be several expenses such as Insurance and leak repairs that will have to be paid which could affect the numbers on the budget in the future. On March 1st the special assessment was due and to date there are 31 units paid in full, 2 partial payments and 14 not paid. Tom asks about the special assessment funds and how it will be handled. Dick stated as it was agreed on at the annual meeting, $40,000 will remain in the operating account with the balance being transferred to the reserve account. The collection process for the special assessment will be the same as it is with the association dues, reminder statements, notice of intent to lien, lien placement and then foreclosure should it get to that.

Dick made a motion to approve the financials as presented. Tom seconds and the motion passes unanimously.

Tom Belger discusses the Garage Lawsuit. There is no current update although the Board has been in a discussion to try and pursue the leak issue. The lawsuit with Paramount is still on going, but steps can be made to be proactive with the roof issues without jeopardizing the lawsuit. A company was brought in to assess the problem and give an estimate on what it would cost to repair the entire complex. The spec sheet covered extensive items which brought the cost to $540,000 plus. The Board would like to see the work started at the worst location and use that unit as a demonstration point to know the costs associated with the repairs and put together a plan. Marty who is interested in making the repairs believes strongly that the leaks are being caused by the flashing being installed incorrectly. He recommends cutting out the stucco and repair the flashing in order to redirect the flow of rain water. Tom hopes to have more progress and information by the next meeting.

Tom discusses the Unit 56 lawsuit and stated there was a hearing and each party presented their case. The Judge concluded the owners have the right to do their repairs including the roof, their garage and the garage next to them. The Judge is allowing the owners to do their own repairs but did not rule on the damages or causation. There will be another judicial hearing after the work is completed at which time the costs will be presented to the court and it will be determined who pays what. The Board will keep an eye on the repair status so they may know for future references what was done during the repair process.

Tom states the audit is currently underway. The CPA gave a reasonable price of $1200.00 to perform the audit. Once the Association audit is complete, the SBA audit will be performed as well.

Dick has approached the Small Business Administration (SBA) for a lessor payoff. Dick learned the process and put together a case and an argument and has presented it to the SBA. Dick is following up with them but so far there is no answer on the status.

Laurie and Clay discussed the Mediacom Contract. Laurie and Clay met with the Mediacom account specialist Mary, who is in charge of Baybridge. Laurie explained to Mary their concerns of paying too much when all units may not be using Mediacom. The contract is for five years and was signed December 2011. There is a penalty for cancelling early. The breakdown of cost is $29.23 per unit for basic cable. Laurie pays an additional $59.00 for internet and DVR service for a total cost of $88.00. Laurie called Mediacom without giving her location and checked on promotions and specials they were running. For one year only the promotion

for all the current features she has was only $1.00 more. Laurie feels that the Association has a good deal for their service. The contract price will increase 4% per year but the promotional period only lasts one year and then would increase to full cost thereafter.

Marty let the Board know another flag is needed for the flag pole. The flags are lasting about a year each. Dick states the flag should be considered part of the maintenance at the property and should automatically be replaced as it's needed without Board approval each time.

Gale states several residents are complaining of fruit flies in their unit. Exterminators are unable to eliminate fruit flies. When the dumpster is cleaned and scrubbed, the fly problem goes away for several days but returns afterwards. Betty and Sam both state putting ice in your garbage disposal and grinding the ice several different times in a row will help eliminate the eggs from hatching as they appear to be laying eggs in the garbage disposal.

ADJOURNMENT

There was no further business, and the meeting adjourned at 6:35 p.m.

Respectfully Submitted,

Amber Carr
Association Manager

NOTE: Gary Broxson is offering to bidders the lease on Slip 20 (southeast side, first as you walk off boardwalk) and taking bids until April 1st ….call Gary at 850-712-4258 or mail to 38 S. Blue Angel Pkwy, Pensacola, FL 32506