BAYBRIDGE HOMEOWNER ASSOCIATION, INC.

Board of Directors Meeting
April 10, 2013
MINUTES

BOARD MEMBERS PRESENT
Tom Belger
Clay Jennings
Dick Baker
Gale Larkin
Laurie Ford
Doug Caddell

OTHERS PRESENT
Mr. & Mrs. Larry Monserrate – Unit 62
Karen Shell
Marty Esposito
Ray Etheridge—Association Manager

Tom Belger, President, called the meeting to order at 5:30 p.m. Dick Baker made a motion to approve the minutes of the March 13, 2013 meeting. Gale Larkin second, and the motion passed unanimously.

Dick Baker discussed the financials for March 2013. Collections for the year are $1,116.00 over budget and most expenses are under budget this early in the year. Many expenses are to be paid later, such as insurance. Through the three months, there is a net operating income of $3,458.00. Dick also gave owners present, and the Board, an accounting of the cash in the various operating accounts and also reported on the collections of the special assessments. There are still several units that have not paid. Ray has sent statements to all who have not paid to date. One unit, which has not paid the special assessment, and which is behind on dues has been turned over to the association attorney, for collection, Dick answered several questions regarding the financials, at which time he made a motion to approve the financial statements. Clay Jennings second, and the motion passed unanimously.

Dick Baker reported that there is not much new to report on the lawsuit with the roofing contractor and the general contractor. It was stated that the association attorney is trying to get information from Quest, a company that took over HydroStop warranties.

Also, there is nothing new to report on Unit 56, except that no reconstruction of this unit has started.

Dick reported that he is still waiting on the SBA to respond to his request to reduce the payoff of the SBA loans. Dick further stated that the monthly payments are being made.

Tom Belger discussed the maintenance on the property, and requested that Ray hereafter give a monthly report on the maintenance that has been done on the property for the past month. Ray reported that he had been making a list approximately every two weeks of items that needed repair around the property. This list did not include routine items such as pool and bathroom cleaning, lawn care, and so forth. Tom also requested that Marty give an accounting of his time and the various jobs that he had done, on a monthly basis. Ray will prepare this report and will bring this to the next Board meeting for the month of April.

Dick Baker requested that it be put in the minutes that owners, residents, and visitors please do not park in front of the fire hydrants. It was decided that this would be marked as a no parking zone and Ray will call the city fire department to determine how much space they would need in case of an emergency. This will be taken care of as quickly as possible.

Ray reported that there had been several major water leaks on the property within the last month. In one of these, a plumber had to be called in the afternoon. Marty had taken care of most of this, but they obviously had taken a lot of his time and we had to have repairs made in the driveways.

The north gate has been inoperable for some time, and has been a problem for a much longer period of time. The gate has been inoperable for approximately two weeks. Estimates were on hand from All-Tech to make repairs to the gate. Another bid had been solicited, but had not been obtained, as of this meeting, and it is thought that this contractor will not be giving us an estimate. All Tech Systems has given us three separate proposals to make repairs to the gate. The first proposal was to replace the slide gate operator with a used one, total cost $1,488.00. The contractor would only provide a 30 day warranty with this proposal. The second proposal was to provide a used slide gate operator, with a new truck assembly. This estimate was $2,080.00. This will provide a 90 day warranty. The third proposal was to provide a new slide gate operator, a new power backup system, and this estimate was in the amount of $4,075.00. The board discussed all three, and Marty stated that if there would be any major problems with the used slide gate operator, it should happen within the first 90 days. The board discussed, after which Tom Belger made a motion to accept proposal 2, which was in the amount of $2080.00 Clay Jennings second this motion, which passed unanimously.

Marty had given the Board an estimate from his contracting company, C & E General Contractors, to make repairs on the garage roof and other areas of the building to prevent the major leaks that we have had in units 96 and 98. There are several units leaking from the areas above the garage roofs, and this particular unit is the worst of these. Marty has looked at this over a period of time and feels very confident that his proposal would fix the problem. The proposal is in the amount of $10,900.00. Marty answered several questions from those present regarding his proposal. As stated before, Marty is quite confident that this will solve the leak problem in this particular unit and others. The question arose, if the Board had obtained additional bids. The answer was no. This is a test unit and is much reduced from the estimate we had obtained from other general contractors to do the major repairs on this building. The other general contractors included much more work than this, in order for them to provide a warranty. After this discussion, Tom Belger made the motion to accept Marty's proposal, in the amount of $10,900.00. Clay Jennings second this motion, which passed unanimously.

TOM BELGER ANNOUNCED THAT THERE WEOULD BE A GARAGE SALE THIS SATURDAY, FROM 7:00AM TO 1:00PM. THE GATES WILL BE OPEN AT 7:00AM TO ALLOW ENTRY TO BAYBRIDGE FOR THIS PURPOSE. ANY RESIDENT WANTING TO PARTICIPATE – PLEASE BE PREPARED AT 7:00AM, WITH YOUR ITEMS READY AND ON DISPLAY AT YOUR GARAGE.

ADJOURNMENT

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

Respectfully Submitted,

Ray O. Etheridge
Association Manager