

BAYBRIDGE HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting
Wednesday, September 9, 2015

MINUTES

BOARD MEMBERS PRESENT

Tom Belger
Clay Jennings
Gale Larkin
Doug Caddell
Dick Baker
Frank Rainey
Cheryl Kelley-Etheridge Property Mgmt.

HOMEOWNERS PRESENT

Debbie Belger
Jo Lynn Barnicoat
Sue Crain
Sandra Wilkins
Basil Burkes
Shirley Miller

Call to Order:

Tom Belger, called the meeting to order at 5:30 p.m.

Approval of Minutes: Dick made a motion to approve the minutes of the August 12, 2015 meeting. Clay seconded, and the motion passed unanimously.

Financials:

Dick Baker stated that the bad debt recently "written off" was an acknowledgement of the assessments that would not be collected pursuant to the first mortgage foreclosure of unit 126. Pursuant to Florida law, we are limited in the amount of past due assessments that we can collect from the foreclosing mortgagee following the foreclosure. In this case the foreclosing bank paid only what was required by Florida law and we could not collect a large amount of such dues. Later they sold the unit to the current owner after paying all required dues. Correspondingly our losses have nothing to do with the current owner of unit 126.

Cheryl presented the financials for August 2015, detailing the Income, Revenues \$27,379. and Expenses \$29,937. Cheryl also detailed a breakdown of Maintenance and Special Maintenance expenses. Noting the Termite Bond expense was paid for the year \$4,028.00. Dick made a motion to approve the financials, Doug seconded, motion passed unanimously.

OLD BUSINESS:

The Maintenance Tracking Chart:

Cheryl reviewed maintenance items in progress. Ongoing maintenance items being addressed; boardwalk, gutters, lattice work, pool, gazebo area, beach clean-up. The sidewalks, curbs, boardwalk are scheduled for power washing in September.

Landscaping: Debbie walked the grounds with Mike Eddins with Grassroots Landscaping this week. Debbie stated that she will be meeting with the Landscape committee to discuss Fall landscaping, Sue Crain informed Debbie that she would like to be part of the committee. Debbie stated that she would add Sue to the committee.

Debbie discussed 3 phases for the landscaping updates planned.

Phase I; Trimming of the knock-out roses, sagos fronds, vines/weeds growing in the beds, especially along the boardwalk behind #82, boardwalk flower beds. Moving and replanting uphons to curb at #68bed maintenance - weeding, trimming, and transplanting, new planting

Phase II tennis court fence, remove Indian hawthorns. Estimate for flower bed west of tennis courts/#46 patio, to build up flower bed to assist with drainage in that area.

Phase III remove lorapetulum and replace with ornamental grass from other beds, divide some over grown grasses.

Fall planting projects also discussed, ideas such as new plants along area (back of offices) southeast of gate across from #82, planting along entry, and exit gates.

It was noted by Debbie, residents need to be informed that two (2) separate landscape crews maintain Baybridge; 1- grass cutting, blowing, on Wednesday's & 1-weeding & trimming crew. Basil stated that the grounds do look better and he sees an improvement with Grassroots, Wallace Lawn spraying & Sprinkler maintenance.

Capital Projects Review:

Sue Crain #46, has requested the metal copper painted area over window of her unit to be painted. There are 2 windows on the 1 bedroom buildings that are the same. There was discussion regarding the painting process for the metal/copper over windows. Cheryl will get an estimate for the area to be painted.

#76 and #96 deadvalley attic repairs will be completed within the next couple of weeks.

Dumpster:

Republic Services delivered the new Compacting Dumpster this week.

Board Members- Review Bylaws, # of members:

There was discussion among those present as to the pros and cons of larger and smaller Board of Directors. Seven (7) members have been proposed for Baybridge board for 2016.

Motion was made by Dick Baker to amend the By-laws to change the maximum of 11 to 7. Frank seconded, all approved unanimously.

A special meeting will be called before the annual meeting in order to present the suggested By-Law change to the membership.

NEW BUSINESS:

Tree/Roots in preparation of asphalt & curb repairs- This Reserve Improvement project was approved in the 2015 Budget. Project planned for later in the fall. Planning is the works for tree & root examinations before the curb and asphalt work will be done. There was some discussion about the tree roots damaging the sidewalks, curbs & underground tree roots possibly causing some of the water main breaks.

Suggestion & ideas for Garbage Pickup for individual units.

Tom stated that this idea has been brought forth by Basil. Cheryl noted that this has been suggested in the past, and decided that the adverse effects from a garbage truck coming in the drive on a bi-weekly or weekly basis was not suggested, due to the oak tree canopy in the drives and possible damages to the drive. New Compactor is now in place, should make the smell and issues from the garbage area much better.

Discussion of Dues and Unit Sizes:

Dick discussed that Tammie Holley, the new owner of #126, has made inquiries regarding the fact that the various size units at Baybridge all pay the same assessment amount. Dick stated that the developer/attorney made no variance in the dues as the project was developed and documents were drafted in 1983-1984. Chapter 718 of the FL Statutes requires the dues be proportioned according to our Declaration, and it and the Statute effectively require 100% the owners and 100% of all lien holders to approve a change to the dues proportions.,

Dick stated there is no point to attempt such an amendment, as this would be virtually impossible.

Basil presented a handout as a suggested idea of assessments based on unit size, and stated the he believed that larger unit owners would voluntarily agree to pay higher dues such that smaller units could pay lesser dues.

There was no further business and the meeting adjourned at 7:33 p.m.

Respectfully submitted,

Cheryl Kelley
Association Manager