

BAYBRIDGE HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting
Wednesday, November 10, 2015

MINUTES

BOARD MEMBERS PRESENT

Tom Belger
Clay Jennings
Gale Larkin
Michele Harrison
Dick Baker
Frank Rainey

Home Owners Present

Debbie Belger
Sandra George
Jo Lynn Barnicoat
Sue Crain
Sandra Wilkins
William McLaughlin
Audrey McCarthy
Cheryl & Bob Tucker (for Sam Tucker)

Cheryl Kelley-Etheridge Property Mgmt.

Call to Order:

Tom Belger, called the meeting to order at 5:50 p.m.

Approval of Minutes: Dick made a motion to approve the minutes of the October 14, 2015 meeting. Frank seconded, and the motion passed unanimously.

Financials:

Cheryl presented the financials for October 2015, Detailing the Income, Revenues \$30,033.and Expenses \$22697.44 Cheryl also detailed a breakdown of Maintenance and Special Maintenance expenses. Noting the Termite Bond expense was paid for the year \$4028.00. Dick made a motion to approve the financials, Michele seconded, motion passed unanimously.

OLD BUSINESS:

The Maintenance Tracking Chart:

Cheryl reviewed new maintenance projects added to tracking form; Painting common area rails & Guard gate/rails, lattice work touch up paint and repairs, replace broken fence boards along drive, checking water front boardwalk boards.

Landscaping: Debbie stated that Grassroots Landscaping has added new pine straw in the beds this week. Entry/front of pool area fall planting has been completed.

Debbie discussed 3 phases for the landscaping updates:

Phase I; completed

Phase II tennis court fence, planning to remove Indian hawthorns & add pavers; waiting on estimate from Mike w/Grassroots for pavers estimate.

Phase III Winter project

Michele made a motion that Rye Grass will not be seeded this winter, Frank seconded, motion passed unanimously.

Capital Projects Review:

- Chimney Flashing Repairs 2015,4 completed 2016, 4 planned to do
- Brick Column Repairs 2 2015 planned \$1450. Estimated cost each
- Pool Gazebo Roof/Lattice Work Pool
- Beach Steps replacement-discussion on 1 or 2 needed
- Tennis Court Fence- estimates being obtained approx. 7711.00
- Pool Leak; Leak detection cost 350.00 + 100.00 patch + cost repair 1800-2000.00

- Stairwell Railings

#96 Sam Tuckers Roof- Dick gave Mr. Tuckers family present at meeting the history of the Garage Roofs repair efforts following the 2004 and 2005 hurricanes.

Asphalt & curb repairs- Asphalt & curb repairs- This Reserve Improvement was approved in the 2015 Budget. Tom and Cheryl met with NW Florida River Rock to go over specific areas this week. Curb cement repairs and sections that will need replacing were marked and discussed. Tree roots have raised some curbs and sidewalks significantly. The project was discussed as to how it will affect the budget due to the fact (as noted at October meeting) cement costs have increased, and the estimate curb/sidewalk project costs have risen from \$18,400 to \$19,200. It was decided to complete the curbing project in December; the asphalt seal coating will take place in January. The budget for 2016 will reflect the cost increases for this project.

NEW BUSINESS:

Budget Planning

Dick Baker discussed that work was underway for the proposed budget for 2016, which would include consideration of several major maintenance cost items. Dick stated that insurance costs are not expected to increase in 2016

Other Business:

Emails:

Tom addressed all present; Tom stated that he would like to make a statement regarding email's being sent to owners by owners. The Board represents owners; the direction of Property Manager and Marty come from the board. Sending out emails to all or in some cases select group of homeowners, should not be done. Please keep in mind that, Baybridge owner's name, addresses & emails are private and are meant for communication with members regarding association matters only. Owner's private emails should not be shared. Business of the Association will never be managed by emails.

Tom asked owners to bring your issues to board and/or board meeting.

Frank also spoke regarding the emails; Frank stated emailed issues concerning HOA business have been misconstrued. The proper place to state objections or complaints is at the board meeting, the recent email accusations are taken seriously and Baybridge board has nothing but the best interests for ALL Baybridge owners.

Owners stated that Baybridge continues to be one of the bright spots in Gulf Breeze, and we should all work together. Things are looking better, agreed by all present.

Annual Meeting will be Saturday, January 16, 2016 @9:30 a.m. at the Gulf Breeze Library

There was no further business and the meeting adjourned at 7:35 p.m.

Respectfully submitted,

Cheryl Kelley
Association Manager