

BAYBRIDGE HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting
Wednesday, December 10, 2014
MINUTES

BOARD MEMBERS PRESENT

Tom Belger
Clay Jennings
Dick Baker
Gale Larkin

HOMEOWNERS PRESENT

Sandra Wilkins
Basil Burks
Sue Crain
Debbie Belger

OTHERS PRESENT:

Ray Etheridge-Etheridge Property Mgmt.
Cheryl Kelley-Etheridge Property Mgmt.
Marty Esposito

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

Approval of Minutes:

Dick Baker made a motion to approve the minutes of the November 12, 2014 meeting. Gale Larkin seconded, and the motion passed unanimously.

OLD BUSINESS:

Maintenance Tracking Form:

Cheryl Kelley, EPM presented the maintenance tracking form for the walk-thru on 12/5/14.

Lamp Post electrical box plates are in the process of being done this week, as of the meeting Marty said he has 8 left to repair. There was discussion regarding the ground solar lamps along the boardwalk, it was decided that they do not put off enough light to make a difference. Therefore leaning and non-working lamps will be taken out. Also discussed was the lighting along the Brick wall at North end of property. There are some concerns as to the darkness in that area and access into the property on the North side. It was decided to monitor that area and make a decision in January as to the lighting needs in that area.

Pool Concrete Cap Replacement: Aqua Pool Company quote was presented. Quote is to pour New Cantilever Concrete Cap around Pool. The current cap is in disrepair and needs replacing. 2015 Budget had estimated this to cost \$5000 the proposal is for \$3600.00. There was discussion regarding the need to get this work started in late December or early January, although the process requires relatively warm weather. Goal is to get the work completed by early spring. The new cap will be installed, painted, and pool deck painted at the same time. New beam to be painted by Marty as well as the pool deck, directly after the new cap is installed by Aqua Pool.

Landscaping Committee:

Cheryl stated that Wiggins Lawn Spray Service contracts have been purchased by Lawn Master. Cheryl has spoken with Lawn Master; the new contracts are effective January 1, 2015, she will contact Lawn Master after 1st of the year to obtain a service contract with Lawn Master.

Update of #46 #96 Roof Leaks:

#46 Roof repairs are in the process of being completed by Bucco Construction. An email from Rick Bucco was read by Cheryl Kelley. The email explained the current repairs being made and the reasons Mr. Bucco believed that the leak has re-occurred. His emailed explained that the valley flashing could not be re-used and that there was not sidewall flashing installed behind the stucco where the chimney was removed, existing sidewall flashing was flattened out, more field tiles were also needed.

#96 Roof repairs have been completed by Marty, Roof has been taking apart at leak area, took out 4x10 ft. section found water under roof. Decking replaced, and sealed. This has been a project over a long period of time and will be monitored to make certain the problem has been solved.

NEW BUSINESS:

Financials and Budget

The proposed 2015 budget along with several years' financials were presented by Dick Baker. Discussed briefly were the November financials in conjunction with the full year 2014 and the budget for 2015. For this year we estimate our operating expenses will exceed our 2014 budget by \$42K, principally because:

- \$8K we increased our insured value based upon a new cost appraisal and premium increases in the spring were more than expected
- \$17K our legal expenses, which are not predictable, were more with our roofing lawsuit than budgeted
- \$17K we had several extra projects related to tree trimming, a significant roof leak problem and we repaired the tennis court

The proposed budget increases the dues from \$542 to \$635 on February 1st. The enclosure highlights the most significant items in the increase:

- included is the 567/mo SBA payment, as we do not plan to prepay the balance
- insurance is based upon our agent's best estimate of our April and July premiums
- we expect to go to trial in our roofing litigation in 2015
- We studied and ranked capital projects, and plan to undertake \$24,530 in 2015

There has been discussion of capital projects needs at several meetings, and below are the projects considered and selected for 2015 with a cost of \$47 in monthly dues

spec maintenance & materials for 2015	2015 mainten
repair & paint railings - boardwalk	14,400
repair/paint lamp posts (approx 29 x \$115)	3,500
sprinkling system, heads, driplines, matting	3,000
rebuild pool steps, tiles	3,630
totals	24,530

spec maintenance & materials <u>not</u> in 2015	future yrs mainten
engineering baseline b/f bridge constr in late 2016	???
repair & paint railings - stairways	11,200
repair & paint railings - porches/decks	70,720
lamps on garage fronts and waterside	2,875
baby gates at pool	500
key pads at gates for walkers	???

Dick made a motion to present proposed budget as discussed at the Annual meeting January 24th, 2015. Clay seconded the motion, all approved.

Annual Meeting, Saturday, January 24, 2015: 30 Day notice of meeting will be mailed by 12/19/14.

Tennis Court Reservation Sheet and Rules are posted on the Bulletin Board at the Baybridge Mailboxes.

There was no further business and the meeting adjourned at 6:35pm.

Respectfully submitted,

Cheryl Kelley
Association Manager