

BAYBRIDGE CONDOMINIUM ASSOCIATION
Board of Directors/2017 Budget Meeting – December 14, 2016
Minutes

CALLED TO ORDER:

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

BOARD MEMBERS ATTENDING:

Tom Belger
Dick Baker
Frank Rainey
Jo Lynn Barnicoat
Gale Larkin
Audrey McCarthy

ALSO ATTENDING:

Cheryl Kelley – Association Manager
Marty Esposito-C&E Contractors
Debbie Belger
Vicky Sylte
Bill McLaughlin

APPROVAL OF MINUTES:

Dick made a motion to approve the minutes for the November 9th, Board of Directors meeting. Frank seconded. All were in favor.

FINANCIALS:

Cheryl presented the November financials, breakdown of maintenance projects and Special Reserve projects for 2016 to date. Discussion of Budget 2016 comparisons made with expenses to date. Dick made motion to approve the financials, Frank seconded, all in favor unanimously.

New Business:

C&E Contractors, Marty Esposito, was present at meeting to present the report on Underneath of Buildings Moisture Content and Project for wood framing/lattice replacement on all buildings on water side.

Vapor Barrier:

Anchor Pest Control will be on site December 20th for Termite inspection. There was a discovery last month of moisture under one building, all the buildings were inspected. Moisture content was found to be in proper range with the exception of Building 2, which has been rectified. Vapor Barrier has been replaced under all buildings.

Gale Larkin stated that she has researched and found varying opinions on placement of Vapor Barrier. Professionals recommendations/requirements from Termite Bond Companies and Contractors; recommendations vary. There was much discussion on the subject. It was noted that this depends on type of off -grade structure, coastal environment, termite company recommendations, etc. There was discussion also, regarding the ventilation under the buildings. Past history; vents open in summer and closed in Winter. Some owners want the ventilation and others do not.

Gale will contact Anchor Pest Control (Baybridge termite company) & Coastal Insulation to receive more information on the subject.

Project for Wood framing: Marty presented plans for replacement of all boards along water side of buildings: Remove all old lattice and wood framing water side buildings, reframe and replace with treated wood, New lattice, prime and paint all wood; one panel under each unit will be vented and hinged for easier access. Special Project in 2017 Budget, \$9,000.00

Additional Drain project discussed; in very heavy rain, the area behind pool, to boardwalk, floods, existing drain is unable to keep up in heavy rain, stones wash out in the area. Discussion on how to solve issue, adding updated drain, similar to drain added recently @#32.

Old Business:

Landscaping:

Debbie Belger presented an overview of Winter landscaping.

Tree Works Tree trimming is complete, there is a 3-year warranty from the company. Tree Works will come back and trim any encroaching limbs on the buildings. Replacement of the tree removed by Gazebo is planned, tree was removed as it was diseased and at risk, will be replaced with a Bottle Brush Tree.

Review of Tracking Chart:

Cheryl presented Tracking chart.

Capital Project Review 2016:

Chart presented showing projects in 2016 progress to date.

New Business:

Budget 2017:

Dick Baker presented the Proposed Budget for 2017 at the November meeting. Minor adjustments have been made. Total Revenues and Expenses of approx. \$350,090.00. Projections: Insurance estimated to be same as 2016, litigation is settled, therefore legal fees will be extensively lower than 2016. Other minor adjustments were made based on costs in 2016. Maintenance expenses and Reserve funding increased. Board and owners present had discussion about 2017 Budget.

Dick made a motion of 2017 Budget & approval for 2017 assessments at \$630.00 monthly, based on review of board, Gale seconded, 6 members voted yes, 1 opposed. Motion carried. Pending acceptance of Formal 2017 Budget to be presented annual meeting.

Annual Meeting is set for January 14. Second notice of annual meeting and 2017 Proposed Budget will be mailed to owners.

GAB Robbins Insurance Appraisal:

Board agreed to approve Insurance appraisal with 3-year renewal @\$850.00

Other Business:

Dumpster area: Residents need to be reminded:

- Please Breakdown ALL Boxes
- Use recycling bins for proper items
- Large appliances should not be left in dumpster area, owner/resident responsibility

Upcoming meeting dates:

Annual Meeting: Saturday, January 14th @ Gulf Breeze Library

Board Meeting, February 8th @ GB Methodist Church

ADJOURNMENT:

The meeting adjourned at 8:04 p.m.