# BAYBRIDGE CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting
June 13, 2012

**BOARD MEMBERS PRESENT**
Michael Driscoll
Dick Baker
Doug Caddell

**OTHERS PRESENT**
Laura Ford
Betty Cornett
Karen Shell
Marty Esposito
Sam Tucker
Norma Juneau
Audrey McCarthey
Richard Turner—Whibbs & Stone
Sandra Wilkins
Clay Jennings
Mr. & Mrs. Miller
Amber Carr
Ray Etheridge—Association Manager

**CALL TO ORDER AND APPROVAL OF THE MINUTES**
Michael Driscoll, President, called the meeting to order at 5:00p.m. Dick Baker made a motion to approve the minutes of the April 11, 2012 meeting they were seconded and passed.

Richard Turner from Whibbs & Stone Law Firm takes the floor regarding the oil spill. A new class action law suit has opened up a new claims settlement. If you have economic damages from the oil spill, you can opt in and participate for the loss of use and enjoyment of your home/unit. The compensation will be based off the 2010 property tax values for your unit as well as the proximity of the oil to your unit. The minimum settlement amount an owner would receive is $2800.00 per unit but could increase depending on the value of the home/unit in 2010. If you were the tenant of the unit in 2010 you would receive the funds from the settlement. If you purchased the unit in 2010 the settlement would be pro-rated from the date the home/unit was purchased. If you would like more information regarding the lawsuit Mr. Turner's card has been included, feel free to call or email him with your questions or concerns.

**FINANCIAL REPORT**
Dick Baker discussed the financial Statements for April. Dick Baker shows the garbage is over budget, however, the Association is ahead by $17,000.00 in revenues but we should return to break even at the end of the year. Dick Baker then made a motion to approve the financial statements through April. Doug Caddell seconded and the motion was passed unanimously.

Betty Cornell asks about the status of the SBA research, Dick Baker explained the process of the SBA research and it will be presented at the next meeting.

**OLD BUSINESS**
Sam Tucker brings up the subject of roof leaks and possible wood rot. Dick Baker says the estimates for the roofs have been completed and a meeting and recommendation to repair the roofs should occur in the near future.

No new information on the bridge was available from Tom Belger at this meeting.

Ray Etheridge speaks of the Fire Hydrants at which were determined to have water going to them, and only the valves were bad on two. The hydrants will be taken apart and repaired and they should be operational in a few days.

**NEW BUSINESS**
Unit #56 uncovered damage during a recent renovation, and has since sent a letter to the Association requesting payment for repair. The insurance adjuster and the contractor have both looked at the unit. It is an ongoing investigation. Mr. Eschner has stopped the renovation in his unit until a decision has been made.

Unit owner of #68 Norma Juneau addressed the board regarding the water lines on the outside of her unit. Norma Juneau passes out pictures and a copy of a new estimate she has received to move the water lines from the outside of the building while making appropriate repairs to the structure, only to have the water lines moved to the inside column of her unit. Norma Juneau asks permission to add the water lines. Doug Caddell feels if an exception is made for her, the rest of the owners would be entitled to the same treatment. Mike Driscoll says the Board will have to research the request as it affects the exterior of the building even if it's on the inside of the balcony. No decision was made at this time.

Ray Etheridge discussed the gate damage caused by FedEx. The post has been welded together at a cost of $135.00 the wires had to be cut in order to correct the damage. Estimated cost to repair the wires is $250.00. A 3 page questionnaire has been filled out and signed in order to take it to FedEx for reimbursing the costs of repairs.

Dick Baker stated that two members of the Board had resigned, Laura Ford and Greg Harrison. In their place three individuals would like to be on the Board; Norma Juneau, Gale Larken & Clay Jennings. Dick Baker made the motion to add the three individuals to the Board. Doug Caddell seconded and the motion was passed unanimously.

**ADJOURNMENT**

There was no further business, and the meeting adjourned at 6:05 p.m.

Respectfully Submitted,

Ray O. Etheridge
Association Manager