# BAYBRIDGE CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting
August 8, 2012

**BOARD MEMBERS PRESENT**
Thomas Belger
Dick Baker
Gale Larkin
Norma Juneau
Clay Jennings

**OTHERS PRESENT**
Laura Ford
Betty Cornett
Karen Shell
Sam Tucker
Sandra Wilkins
Mrs. Baker
Mr. & Mrs. Miller
Ray Etheridge—Association Manager

**CALL TO ORDER AND APPROVAL OF THE MINUTES**
Dick Baker, Secretary/Treasurer called the meeting to order at 5:00p.m. A motion was made and seconded to approve the minutes of the June 13, 2012 meeting. Motion passed unanimously.

**FINANCIAL REPORTS**
Dick Baker discussed the financial statement for July 2012. Dick stated that revenues are over collection for the year by $11,118 because of assessments that were owed at the end of 2011 that have now been collected. Dick stated that Insurance is about on budget at this time, but a portion of our windstorm had been financed and this will have to be paid for at a later date. There will be a small increase in insurance for the year. Professional and legal fees are over budget by $3,895 primarily due to the lawsuit going on with the garage roof leaks. The overall category for maintenance is under budget for the year by $2,258. Dick answered several questions from those present and board members regarding the financials. Clay Jennings made a motion to approve the July financial statements. Thomas Belger seconded and the motion passed unanimously.

**NEW BUSINESS**
Dick Baker reported on the garage roof leaks and the lawsuit associated with these leaks. He gave a brief history of these leaks that had started soon after repairs were made to damage from Hurricanes Ivan and Dennis. The leaks have progressively gotten worse as years have gone by. The lawsuit has been going on for a number of years and the association did no significant repairs because this would have voided our warranty. The board decided at the beginning of the year to continue forward on the lawsuit and to get estimates to make these repairs which are quite substantial. Dick Baker also stated that our legal fees/costs would probably run approximately $5,000 to $10,000 more plus additional costs if the case actually goes to court.

It was discussed that the roofing repairs while litigation continues, and other lesser related costs, will probably soon result in an owners meeting to consider and vote on a special assessment. We have investigated possible financing and expect that bank loans will be relatively easily obtainable by owners for monthly payments less than $250. We will present such information at any such owners meeting.

Laura Ford reported on the location of the new bay bridge. She attended a meeting where it was discussed that the new bridge coming across Pensacola Bay would run alongside the old one, but coming into Gulf Breeze the new bridge would connect to the existing highway and this location would not be changed.

Ray reported that the inspection and repairs to the fire hydrants were now complete and they are all working. The repairs to the fire hydrants were at a cost of $2,100.

Ray also reported on the damage and the insurance claim to FedEx regarding damage to the entry gate. The damages have been repaired and an invoice has been sent to FedEx. The check has not been received and Ray was told yesterday that the check was mailed. Ray asked if that check could be voided and a new check submitted. This was approved and we should get our check sometime next week. The total cost of repairs was $410.

An owner in a unit in Building 6 had submitted plans to the Board to run water lines to her lower and upper balconies. The Board looked at these plans and, as these lines would not be visible, this installation was approved.

Ray reported to the Board and owners that Citizen Insurance had denied the insurance claim which had been submitted for repairs to a unit in Building 8. The Association had also talked to Citizens Wind regarding the roof leaks, but in order to have a formal approval or denial from Citizens we will have to submit an entirely new claim to Citizens Insurance.

The Association has received a request from the commercial area to share the cost of cutting the trees off the buildings in the commercial area and to trim shrubs on the Homeowner's Association side. These estimates were in the amount of $1,650 and another in the amount of $2,500. The Board discussed that some years ago Baybridge Homeowners had made a like request to the commercial area and the commercial area had declined to participate. The Board discussed and decided that they would not participate in the cost of trimming the trees; however the shrubs belonging to Baybridge would be trimmed so that they would be two to three feet away from the commercial buildings. Marty will have his crew take care of this. Also, it was noted that the trimming will have to be done from the Homeowner's side and entry will be allowed by whoever trims the trees for the commercial area.

**TENNIS COURT**

Reservation for use of the tennis court shall be by posting a note on the bulletin board at the entrance, similar to reservations for the cabana. Of course, if the court is not reserved and no one is playing on it, owners may just proceed to use it. Reservations are requested to be limited to 2 hours each and for not more than 3 mornings in a week, and we would like to limit advanced reservations to two weeks.

Anyone needing clarification of this policy should feel free to call Ray Etheridge at 850-484-2611.

**ADJOURNMENT**

There was no further business, and the meeting adjourned at 6:20 p.m.

Respectfully Submitted,

Ray O. Etheridge
Association Manager