**BAYBRIDGE HOMEOWNER ASSOCIATION, INC.**
Board of Directors Meeting
December 12, 2012

**BOARD MEMBERS PRESENT**
Michael Driscoll
Tom Belger
Dick Baker
Gale Larkin
Doug Caddell
Clay Jennings

**OTHERS PRESENT**
Laura Ford
Ray & Shirley Miller
Sandra Wilkins
Linda Hirschfeld
Sam Tucker
Betty Cornett
Karen Shell
Marty Esposito
Pat & Ken Kirchgessner
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 October 10, 2012 meeting. Tom Belger seconded, and the motion passed unanimously.

**FINANCIALS**
Dick Baker discussed the November financial statements. Dick compared collections and expenses for the year with the budget and it was noted that the collections are $ 9800.00 over budget. This was due to collections of dues that were owed from previous years. Professional and legal expenses are well over budget because of the current lawsuits in which the association is involved. General maintenance is over budget in the amount of $3581.00 Garbage is also over budget by $1775.00. Overall we are within budget for the year. Dick answered several questions from the floor regarding the budget at which time he made a motion to approve the financials. Michael Driscoll seconded, and the motion passed unanimously.

Tom Belger and Gale Larkin reported on the proposed location of the new bridge to be built coming into Gulf Breeze. It seemed that the central east, and central west location are the most favorable at this time and these two locations would impact Baybridge the least. They also reported that there may be a toll on one end of the bridge that would probably be on the Pensacola side. There is a website that is available to anyone wanting additional information on the bridge. It is www.pensacolabaybridge.com .

Questions arose and Dick and Michael discussed the lawsuits that were going on within the property. The lesser of the two is with a unit for which the owner has requested that the association repair several items of damage found during renovation. Dick and Michael and the board are working with the association's insurance company Any such costs would be part of a special assessment that will be discussed at the owner's meeting.

The other lawsuit is with our contractors, both general and roofing contractors who did the work after Ivan and Dennis. This is a major expense and if the association cannot soon collect any funds through our lawsuit, there would be a special assessment for these repairs.

Dick also stated that to bring our reserve accounts on schedule, and to pay off the SBA loans, we should include funds in the special assessments.

The prospective owners of unit 34, who were present, asked several questions regarding this special assessment. The special assessment is expected to be discussed and approved/disapproved at the owners meeting. Dick also reviewed a proposed budget that will be on the agenda, and approved/disapproved, at this owners meeting as well. This budget for 2013, if approved, would require a $500.00 monthly assessment to all units, the major reasons for increase being insurance premiums, utility increases and an allocation for reserves. The special assessment and proposed budget were discussed by Dick and the owners present. After discussion, Dick Baker made a motion to propose this budget to the owners at the annual meeting. Clay Jennings seconded, and the motion passed unanimously. This owner's meeting is now scheduled for Saturday, January 26, 2013

Ray was asked if there was a new statute that required a reserve study. Ray will check on this and let the board know if this was, in fact, a requirement.

**ADJOURNMENT**
There was no further business, and the meeting adjourned at 6:40 p.m.

Respectfully Submitted,

Ray O. Etheridge
Association Manager