# BAYBRIDGE CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

April 11, 2012

**BOARD MEMBERS PRESENT**
Laura Ford
Greg Harrison
Michael Driscoll
Dick Baker
Tom Belger

**OTHERS PRESENT**
Mrs. Kahn
Karen Shell
Gale Larkin
George Rose
Sam Tucker
Mr. and Mrs. Jennings
Mr. & Mrs. Rumpler
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 February 8, 2012 meeting they were seconded and passed.

**PROPERTY UPDATE**

Landscaping and grounds maintenance were discussed. Lara Ford solicited a couple other bids which were compared with Marty Esposito's. There was some feeling that our lawn maintenance could be improved and there is not as much help on the ground as Marty has stated there would be. Laura requested a copy of Marty's lawn contract. This was discussed in some detail but no change was made by the board. Any owner who see problems regarding lawn maintenance, please call or e-mail Ray Etheridge who will then address this with Marty.

Also discussed that the trash area is not being kept in a clean and orderly manner and Ray was asked to have Marty clean this area. It should be cleaned every time the compactor is taken to be emptied.

Tom Belger reported on the new proposed Bay Bridge. Tom stated that he has sent a letter to Mr. Bruner with the state regarding the Baybridges' preference of the location of the new bridge, which would be the westerly course. No decision has been made at this time. A study is being made regarding a toll bridge again no decision has been made. Tom further stated that a more easterly course would bring the bridge right under unit #46.

The flag pole was discussed. There have been some problems with the pole coming down in heavy winds and it has to do with the way the pole itself has been mounted. The pole has been re-done and it is the feeling of Marty that the pole will stay at this time. Several options were looked at in order to install the pole, one of which will void the warranty but it is thought that this is the best solution to the problem. The board decided to carry on with the current way and if it doesn't work to seek another option. Marty stated that we should know in approximately one month if epoxy is going to hold. If it does not, we will get a refund of the concrete work done in relation to the current method of installation.

Ray informed the board that the city is requiring that Baybridge have its fire Hydrants inspected. We have had some problems with getting sufficient water to a couple of fire hydrants and this is being worked on with Ray, Marty and the city of Gulf Breeze. Ray will keep the board informed on the progress. Ray was asked to draft a letter to the City Manager regarding this and have Michael review for his approval and Signature.

The garage leaks were discussed and this is still being worked on by attorneys. Dick stated the experts have put together specifications which will be bid on by two or three reputable contractors. This could run as much as $100,000. The board at some point and time will be required to have a special meeting to discuss and approve a special assessment for repairs. The lawsuit of course is still being worked on and it is hoped that reimbursement could come through this lawsuit. Marty also stated that the total repair estimate would include funds to replace 25% of the plywood decking on each garage affected by leaks. Dick also stated that one of the experts on the roof will make a reserve study to have at some future meeting.

Grilling on decks was discussed. It seems some people are cooking with gas or charcoal on their wooden decks, which is not allowed by state statute. Our rules require that cooking of this type be 10ft away from the building and only electric grills are allowed on the decks. These rules will be put in the minutes for owners and residents review. (Attached)

Landscaping was again discussed briefly. Owners and residents, please be informed, that Laurie Ford, a member of the board, is the point person for the landscaping. She will primarily be voluntarily helping and also working with Marty on the maintenance of our lawns. No residents should put any landscaping in without first going through Laurie for approval.

Anything outside the unit is common area and no owner should do anything on this common area without first obtaining approval.

Decks were also discussed and it was pointed out that the residents are responsible for keeping their decks clean. This would include, keeping them free of mildew and mold. If the decks are kept clean, the deck boards would last longer.

**FINANCIAL REPORT**

Dick Baker discussed the financial Statements for March. Dick outlined the comparison between this year and previous years and answered questions from the owners and board concerning his report. Dick Baker then made a motion to approve the financial statements through March. Tom Belger second and the motion was passed unanimously.

Dick and Ray discussed our insurance will renew in April. Total Cost is $80,500.00 which would include our flood insurance which is due the end of June early July. Dick also informed those present that we were required to have new flood insurance on our gazebo and guard house building. This is needed for closing of a unit but would affect other units had we not proceeded with this flood insurance. It was required by Fannie Mae Financing.

Dick Baker stated that the hurricane loan balances due the SBA were higher than the total of the unit loans owed the association, and that he was reviewing it with the Etheridge accounting and SBA folks to come forward with a report and recommendation soon. At the meeting it was still a work-in-progress, and just a discussion item.

**ADJOURNMENT**

There was no further business, and the meeting adjourned at 7:15 p.m.

Respectfully Submitted,

Ray O. Etheridge
Association Manager