**BAYBRIDGE CONDOMINIUM ASSOCIATION, INC.**
Board of Directors Meeting
October 10, 2012

| **BOARD MEMBERS PRESENT** | **OTHERS PRESENT** | |
|---|---|---|
| Thomas Belger | Mr. & Ms. Miller | Betty Cornett |
| Dick Baker | Sandra Wilkins | Karen Shell |
| Gale Larkin | Mr. & Ms. Monserrate | Greg Harrison |
| Doug Caddell | David Sturgis | Mark Esposito |
| Clay Jennings | Sam Tucker | Ray Etheridge—Association Manager |

**CALL TO ORDER AND APPROVAL OF THE MINUTES**
Dick Baker, Secretary/Treasurer called the meeting to order at 5:05p.m. A motion was made and seconded to approve the minutes of the August 8, 2012 meeting.

**FINANCIAL REPORTS**
Dick Baker discussed the financial statement through September 2012. Assessments are over-budget for the year by approximately $9,700.00 due to collection of past due assessments. Also the Association has collected late fees in the amount of $1,925.00. Expenses are over budget for Attorney Fees, Maintenance, and Garbage Services. The Association is, however, $8,600.00 ahead of budget year-to-date. After some discussion, Doug Caddell made a motion to approve the financial statements. Thomas Belger seconded and the motion passed unanimously.

**NEW BUSINESS**
Thomas Belger and Gale Larkin reported on the progress of the new bridge location into Gulf Breeze. Tom reported that a meeting is coming up and was not published at this time. However, the Agenda is to include comments on any proposed alternative to the bridge entry location into Gulf Breeze. Tom and Gale will attend this meeting and report to the Baybridge Owners at our next meeting.

Dick Baker reported on the roof leaks and the lawsuit with our general contractor and a sub-contractor which installed the garage roofs. The leak has to do with a multitude of items including flashing as well as the roofs. The efforts and lawsuit have been going on approximately 2 ½ years. Dick also reported that only one bid had been submitted to make the repairs. One other bid may be coming in shortly. If the lawsuit is unsuccessful each owner may be assessed approximately $10,000.00. Dick is also looking at possible bank loans to desiring owners for the assesment which the owners would pay over time.

Parking at the north entrance was discussed. An owner continues to park at an area here that makes it a traffic hazard to enter at the north gate into Baybridge. Ray was asked to send this owner a letter and if the parking here continues, the automobile will be towed.

Cooking on decks was also discussed. Cooking on decks or balconies at Baybridge is not allowed except if using electric grills. Charcoal or butane gas must be used a minimum of ten feet away from the buildings. Any resident who sees another resident cooking on their deck using charcoal or butane, please call Ray Etheridge at 850-484-2611 so that this can be addressed. In addition to being against the Baybridge Rules & Regulations, there is a state stature that cooking as stated above is not allowed.

It was brought up and discussed that our recycle bins, we have two, are not sufficient to handle the amount of recycled items placed in them. Owners are putting items in them such as cardboard boxes that could be broken down to take up less space. However, after discussion Thomas Belger made a motion to order one more recyclable bin. Gale Larkin seconded and the motion passed unanimously.

**ADJOURNMENT**
There was no further business, and the meeting adjourned at 6:25 p.m.

Respectfully Submitted,

Ray O. Etheridge
Association Manager