# BAYBRIDGE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

FEBRUARY 8, 2012

## MINUTES

**BOARD MEMBERS PRESENT**

Thomas Belger
Laura Ford
Greg Harrison
Dick Baker
Doug Caddell

**OTHERS PRESENT**

Gale Larkin
Sam Tucker
Karen Shell
Marty Esposito
Ray Etheridge

**CALL TO ORDER**

Greg Harrison, Vice President, called the meeting to order at 5:15 p.m.

Dick Baker made a motion to approve the minutes of the November 9, 2011 meeting. Doug Caddell seconded, and this motion passed unanimously.

**FINANCIAL REPORT**

Dick Baker discussed the financial statements for January 2012. Assessments were over budget because of a collection from a unit that had been in arrears. Also, there was a large credit on our professional and legal expense for moneys that were reimbursed to the Association. Dick stated that there was very little going on in January and pointed out again that assessments/late fees were over budget, and that most expenses were under budget. After a brief review, Dick Baker made a motion to approve the financial statements for January 2012. Tom Belger seconded this motion, which passed unanimously.

**PROPERTY UPDATE**

The garage roof leaks were again discussed. Marty stated that two additional units—#38 & #94—have now begun to leak and that he will try to seal these and others that have leaks from the inside again so as not to do anything that might hinder our lawsuit with our contractor and his subcontractor regarding the installation and warranty of the roofs. Dick Baker stated that, as previously mentioned, Paramount had wanted to come in and do some repairs but was not allowed to because of the ongoing lawsuit. Sam Tucker stated that the water intrusion in his unit is beginning to spread to other areas of his garage. Dick stated that the Association's attorney is at this time waiting on information that was requested from our contractor's attorney. The contractor (Paramount) has not agreed to pay for any repair from his pocket but is trying to get his insurance company to pay for the necessary repairs. Dick stated that he is

trying to set up a meeting with the Association's attorney which will be scheduled sometime in March. Marty Esposito will be out of town from the 10th to the 17th, and the meeting will be scheduled so that Marty will be able to attend.

Ray Etheridge reported on the renewal of the Mediacom cable contract. This contract was renewed for five years in December, and there was no increase for the first year of this contract from 2011. The contract will allow Mediacom to increase their fees at Baybridge no more than 4% annually for the next four years. The Association also has a credit due in the approximate amount of $125.00, and the Association has yet to receive a copy of the contract which has been signed by Mediacom. Ray stated he would follow up with Mediacom and get this two-sided contract as quickly as possible.

Tom Belger reported on the proposed construction location of the new Pensacola Bay Bridge, which will be built in the next few years. Tom stated that currently, it appears that the west proposal and the east proposal have been abandoned, and everyone is now concentrated on either the east-central or west-central location—both of which would be less expensive than either the east or west location of the new bridge. He further stated that Baybridge Homeowners Association would prefer the west-central location, which would not impact the Baybridge property. Tom also stated that there have been changes in the status of the financing and that no federal funds would be used for financing this project. The state will fund except for approximately $100 million. The question is now, where is that $100 million to come from? There is a meeting scheduled for February 23, 2012 with the FACPO to discuss the non-toll options for financing of this bridge. Tom will make a report to Baybridge owners on this meeting.

The Board discussed the use of the tennis courts. A decision was made that the tennis courts need to be reserved in advance by posting on the bulletin board at the mailboxes, the same as the practice of posting notice to use the gazebo area at the pool. The tennis courts are obviously being used more and more frequently, and they should be used on a first come, first served basis. Owner and residents, please check the bulletin board, and if the time you want to use is not previously scheduled, post the time, your name, and your unit number on the bulletin board so that no one else will use these time slots. With the increased use of the tennis courts, the owners must work together so that all who want to use the courts can use them and enjoy the use of them.

The Board also discussed that some unit owners are renting their units and are then coming onto the property using the tennis courts and pool during the summer time. Owners, if you rent your unit, then you have subrogated your use of these amenities to your tenant, and you are not allowed to use the tennis courts, pool, or other amenities of Baybridge.

Parking was also discussed for the use of the tennis courts and the swimming pool. Parking is becoming increasingly difficult, and it is asked of all owners and residents that when you have a party or something at the tennis courts that as many of your guests as possible park outside and then walk in. You would have to work this out with your visitors to allow them to come in through the gate or walk in at the guardhouse. It was also pointed out that a unit at the

north end of the property will be doing some renovations, and a dumpster will be required to be placed onsite. This will not help the traffic situation, but the dumpster will be emptied on a regular basis and placed so as to impede traffic as little as possible.

Marty showed the Board a light from the boardwalk area that he had taken to an electrical company and had it refinished, a new socket put in it, and a new bulb. The cost was $250.00 but is almost the same as a new fixture and costs much less than a new metal fixture. The Board asked Marty to go ahead and install this light that he had refurbished, and the Board would then take a look at it at night. There was some concern about possible glare disturbing owners' sleep. Tom Belger then made a motion to approve to pay for the refurbishing of this light fixture. Greg Harrison seconded, and the motion passed unanimously.

Tom Belger stated that he will schedule an Association garage sale for sometime early March, and he will post a signup sheet on the bulletin board for those wanting to participate.

The Board discussed the election of new officers for 2012. After a brief discussion, Dick Baker made a motion to retain the same officers as in 2011. Tom Belger seconded this motion, which passes unanimously.

The officers for 2012 are:

- Michael Driscoll—President
- Greg Harrison—Vice President
- Doug Caddell—Vice President
- Dick Baker—Secretary/Treasurer

**ADJOURNMENT**

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

Respectfully Submitted,

Ray O. Etheridge