BAYBRIDGE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
AUGUST 11, 2010

MINUTES

BOARD MEMBERS PRESENT	***OTHERS PRESENT***
Greg Harrison	Betty Cornett
Dick Baker	Sam Tucker
Tom Belger	Lloyd Ford
Doug Caddell	Mrs. Belger
	Marty Esposito
	Ray Etheridge

CALL TO ORDER/ APPROVAL OF MINUTES

Greg Harrison, Vice-President, called the meeting to order at 6:10 p.m. Dick Baker made a motion to approve the minutes of the June 9, 2010 meeting. Tom Belger seconded to motion which passed unanimously. The question was raised that the minutes of our June meeting where not sent to all residents, just owners. It was stated that Ray had been requested to include rental occupied units as well as owners. Ray stated that this is not what he understood at our last board meeting. The board then requested that Ray send minutes to all residents .

FINANCIAL REPORT

Dick Baker reviewed the financial statements for July 2010. Dick presented to all owners present a chart showing income for 2010 compared with 2008. Dick pointed out that collections are well under 2008 because of the large reduction in monthly assessments. He also showed insurance in well under budget for the same period. Grounds material is over budget by $5,400.00 and general maintenance is under budget by $6,600.00. Dick answered several questions from the floor regarding the financials. Accounts receivables were discussed. Four units are seriously in arrears and rent income from one of those units will be collected this month because of the recent changes in Florida statutes. Another unit approximately four months in arrears has been called by Ray and Dick asked for this address and phone number to contact this owner. Dick made a motion to approve the July Financials. Greg Harrison seconded and the motion passed unanimously.

PROPERTY UPDATE

Changes in pet rules were discussed. Mrs. Belger had been appointed by the board at the June meeting to form a committee and make changes to the rules regarding pets at Baybridge. The pet committee will serve as a first contact for new owners with pets to insure that the rules are communicated and understood. In addition, the pet committee may obtain specific information regarding the pet owner that would be available to management company if needed. The recommendations for the pet committee are Debbie Belger, Chair, Ken Peters, Lori Ford and Deb Caddell. The committee is also asking non-pet owners to volunteer to join. This committee also made suggested changes to the pet rules. The board reviewed these changes after which Tom Belcher made a motion to approve the recommended pet committee and changes in pet rules. Dick Baker seconded this motion which passed unanimously. Ray was asked to insert these new pet rules in the Association Rules and Regulations and distribute to all owners and residents.

WINDOW AND ROOF LEAKS

Marty Esposito reported on window and roof leaks. All new windows have now been installed. We are having problems getting Hydro to come out. They are supposed to come out next week to check the garage roof. We have approximately thirteen units with either bubbles or leaks in their garage roofs. Marty suggested that if Hydro does not come out this week as scheduled and work on our roofs and make repairs we need to hire an attorney to enforce the Baybridge demands for Hydro to honor their warranty. Dick Baker made a motion that the board be authorized to hire an attorney and suggested Robert Emmanuel of Emmanuel, Sheppherd and Condon to take the next step if necessary. A $1,000.00 expense was suggested by Dick. Greg Harrison seconded this motion and it passed unanimously.

MAINTENANCE PLAN FOR LANDSCAPING

Debbie Belcher who is working to prepare a landscape maintenance plan has been consulting with Lisa at Floral Tree Gardens. Lisa has been very busy through the summer and the plan is not yet in place. This will be tabled for now and added to the agenda for our next meeting.

NEW BUSINESS

POOL AND GUARD HOUSE GATE
The gate at the pool was discussed. Many people are leaving the gate unlocked. If the gate is not locked, a small child could enter unattended. The gates must be locked at all times by state statute. Ray was asked to have a sign made for the pool gate stating that, "This Gate Must be Closed at All Times" as required by state law. Owners or residents please close this gate at all times and do not leave it open for any reason, even temporarily. Ray was asked also asked to send the pool rules to owners and residents with the new pet rules. The gate at the pool house must also be closed at all times. These gates both will close automatically if they are allowed to close.

Do not close the gate but let it close by itself from an open position. They will slam slightly but this is what they must do order to properly lock. Again the guard house gate should be locked at all times.

TRASH PICKUP
Residents may have their garbage picked up and in tied bags placed in front of their units on Monday, Wednesday and Friday mornings. Please do not place the bags out the preceding evenings as frequently hungry animals make a nasty mess of the bag and contents.

ANONYMOUS UNPLEASANT CALLS
A resident received an anonymous phone call. Anyone receiving anonymous/unpleasant calls my contact the Gulf Breeze Police.

ADJOURNMENT
There was no further business, and the meeting adjourned at 6:17 p.m.

Respectfully Submitted,

Ray O. Etheridge