BAYBRIDGE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JUNE 9, 2010

MINUTES

BOARD MEMBERS PRESENT
Doug Caddell
Michael Driscoll
Dick Baker

OTHERS PRESENT
Betty Cornett
Sam Tucker
Mr. & Mrs. Rose
Margaret Jennings
Sandy Wilkins
Mrs. Belger
Marty Esposito
Ken Peters
Ray Etheridge, Property Manager

CALL TO ORDER/ APPROVAL OF MINUTES
Michael Driscoll, President, called the meeting to order 5:05 P.M. Dick Baker made a motion to approve the minutes of the meeting of April 14, 2010. Doug Caddell seconded, and the motion passed unanimously.

FINANCIAL REPORT
Dick Baker reviewed the financial statements for May 2010. Dick showed the year-to-date revenues and expenses for 2009, the year-to-date for 2010, and the year-to-date budget with the variance from the budget. He pointed out that the Association is doing very well with it's income and expenses for the current year. Questions were answered by Dick regarding his financial report. Dick Baker made a motion to approve the financial report. Doug Caddell seconded and the motion passed unanimously.

Michael Driscoll reported that the KVAR projects are still saving the Association 17%-20% on the electrical meters where this device is installed. The savings on one the meters last month was in the range of $50.00.

PROPERTY UPDATE
Marty Esposito reported that the windows had been received, but were the wrong windows. Those had to be returned, and new ones have now been ordered. In addition, Marty stated that the company who warranties our garage roof has cancelled appointment to make repairs several times. He has another appointment scheduled at this time, and suggested that if the contractor does not meet at the scheduled time, that the Association may have to take some type of legal action against this Roofing company.

LANDSCAPING

Mrs. Belger discussed the landscaping being done on the property; Marty is removing some plants and installing all of the new ones. The sprinkler system is now up and working according to Marty. Michael stated, that he would like to see a plan developed for the maintenance of plants and landscaping. Mrs. Belger stated that she would like to get professional help in this endeavor, and that Lisa Stark with Floral Tree Gardens would do this for a $75.00 cost, this was approved. It was also discussed that Marty may have to adjust his maintenance contract for next year in order to better take care of the additional plants and landscaping being installed.

PETS

Pets were discussed on the property. Ray has received several complaints recently about dogs running loose on the beach, loose on other common property, and not being properly cleaned up after. This was discussed in some detail, and owners present all had input. It was decided that Mrs. Belger would look at the pet rules, and re-write them for approval by the Board at their next Board of Director's Meeting.

OLD BUSINESS

Ray informed the Board that our problem with our compactor rental fee from Allied Waste has been resolved as of today. Allied Waste had increased our monthly rental fee in the amount of $40.00 per month, however; we are in a contract, which is good until January 2012. Allied Waste has called Ray today and receded this increase.

NEW BUSINESS

A resident had made a request to have mesh installed on his garage, in order to better secure the safety of a small grandchild. This is against the Rules and Regulations of the Association at this time. It was decided that the Board would look at this mesh, and made no decision at this time. This owner will be called and informed that this mesh could remain on a temporary basis until a final decision is made. Ray was asked to call this resident, and inform him of this decision of the Board.

ADJOURNMENT

There was no further business, and the meeting adjourned at 6:30 p.m.

Respectfully Submitted,

Ray O. Etheridge