

BAY HOUSE CONDOMINIUMS COUNCIL OF CO-OWNERS

BOARD MEETING MINUTES Navigation District Education Center March 27, 2021

President Lizz Salmon requested a motion be made to bring the meeting to order at 1:00 p.m. Said motion was made by Carol Anderson, seconded by Becky Farnsworth, vote was taken and passed unanimously. Roll was called and a quorum was present.

Directors Present: Lizz Salmon, Carol Anderson, Dorothy Rhoades, Howard Stridde, Gail McClanahan, Becky Farnsworth, Shaun Blackmon, Lawson McDowell, Terry Hect (Zoom)

Directors Absent: None

Managers: Ed Naranjo, Pam Garrett (absent)

Guests: Bob and Pat Huey #1910, Robyn Blackmon (#2504 – Zoom)

Minutes

The minutes for January were presented for review and approval. A motion was made by Lawson to accept the minutes as written, seconded by Shaun, vote was taken and passed unanimously.

Agenda

The agenda for March 27, 2021 was reviewed and Lizz added deck assessment (HOA portion) to new business. Shaun added the 1600 bldg. foundation.

Treasurer's Report

Lawson reported that as of February 28, 2021, the account balances were: Operating, 444,695.29; Savings/Major Projects - \$212,003.06; Insurance Proceeds - \$874,909.09 giving us a total cash balance of \$1,531,607.44. Lawson stated about half of the Insurance Proceeds account is dedicated to Roadrunner and owners that have not settled their accounts yet (about 11 or 12). Since Lawson has been treasurer, we have paid for roof repairs and HVACs out of the Proceeds account. He stated that the bulkhead note liability is going down about \$4,000 per month and that we are making the payments out of the Savings/Major Projects account. The problem with that is the note payment will change in September, 2022, from \$10,000 per month to \$16,000 per month. We are going to have a funding problem when the time comes. We will have to look at refinancing at the time or paying it off in full. It will still be over a \$1,000,000 at that time. Lawson then went over the YTD. Lawson also noted that we are finding a lot of rotted wood this year. The Treasurer's Report was accepted.

Manager's Report

Ed reported that the pools are under repair. Pool #1 is complete. Pool #2 is underway. Lawson stated that Ed kept pushing to find the right contractor for the pools which he did. We are going to start caulking and painting all windows. Sidewalk repair will start on Monday. A motion was made to accept the Manager's Report by Becky, seconded by Dorothy, vote was taken and passed unanimously.

General Construction Update

Lizz reported that the owners of #2702 reported having a lien against her property by a sub-contractor hired by Roadrunner that kept her from selling her unit. It was falsely placed on her unit and will expire in July or August. She turned to the Board for help and Mathis Group, Roadrunner and our attorney were contacted. Then in February, Roadrunner placed a constitutional lien on all of Bay House. We have 4 owners that are trying to sell their units and can't because of the lien. Lizz stated they started negotiations with Roadrunner about 3 weeks ago and we are making progress. The lien is over \$600,000 and we knew that false. So far we have that number down to \$422,000 but Roadrunner is asking for \$532,000, including a \$75,000 retainage.. We are asking for a \$150,000 retainage because of the items we know that still need to be completed. Carol and Lawson have been going through all the records to find out what has been done, what has not been done, and what has been paid for so we can obtain a true number when it comes to what we owe Roadrunner. We hope to resolve that number within the next 14 days. Lizz explained about their meetings every week with Mathis and Roadrunner. Our attorney recommended that the owners wanting to sell to write a letter, or a demand letter, and address it to their lawyer and Roadrunner, to remove the lien as it is holding up the sale of their unit. The owners can take their own legal action against Roadrunner or they can wait it out until our negotiations are finalized. Discussion was held on both lien issues. The lien by the sub-contractor is part of the negotiation with Roadrunner. A question and answer period followed.

By-Laws Update

Dorothy reported about the consolidated documents. There is a direct By-Law proposal regarding decks. Carol raised some questions regarding resolutions to the By-Laws. If we do a policy that says the same thing that the proposal says, does it have to be voted on? Carol stated that we need something in writing stating this what the Board agrees on and recommends and that this is our policy. Discussion was held regarding the procedures necessary. It was decided to do a policy and standards, like we did for the piers/docks, until such time as the By-Laws are amended and/or consolidated. Further discussion was held regarding the policy that Carol has written. Some verbiage was changed/added. This policy will replace Item #30 in Schedule A of the By-Laws. A motion was made to accept the Policy on Decks, Balconies and Concrete Patios by Shaun, seconded by Dorothy, vote was taken and passed unanimously. Once Carol makes the changes, she will send it out to the Board for review. Lizz to ask our attorney if this needs to be filed. It is to be dated March 27, 2021.

Landscape Committee

Dorothy reported that Native Dave was onsite and did an inspection. He is going to get a proposal for us that will include native plants, low maintenance, low water, etc. Carol stated that he can do a landscape plan that will be done per building, what plant goes where in the flower bed, give us a list of the plants. Plans for 13 buildings, 3 pool areas and the entrance would cost \$4,050. Further discussion was held. A motion to hire Native Dave to do the landscape plan was made by Lawson, seconded by Shaun, vote was taken and passed unanimously. Bonnie Gilson has volunteered to be part of the Landscape Committee. Palm trees were then discussed.

Deck Committee

Shaun presented 3 new bids for the deck. All 3 bids were over \$1,000,000. Shaun and Terry's recommendation is to choose between Guy Pfitzner or Copano Docks. Shaun went through Copano's bid and can start May 3rd and Guy can start September or October. Copano wants payment upfront when he orders the materials and wants monthly draws. Discussion was held regarding Copano's background and this bid and his plan for the project. He is planning on doing everything by hand labor. The project would take 6 months. There was a question and answer period regarding Copano's bid. Comparison was made between the 2 contracts. After a lengthy discussion of the pros and cons of each contract and start date, a motion was made to accept Guy Pfitzner's bid to rebuild the decks by Howard, seconded by Becky, vote was taken and passed unanimously. Carol stated that we should get the concrete patio slabs done as soon as possible so the irrigation project can get started. It was decided to get another contractor to do the slabs. Ed stated that the contractor doing the sidewalks has already put a bid in for the slabs. Carol and Ed to talk about the concrete contractor.

Carol presented the Deck, Balcony and Patio Standards. Discussion was held regarding the wording of who should approve the repair, replacement or enlargement of decks, balconies and patios. Carol went over the items in red that need clarification for the decks and patio slabs. Lawson stated that everything we grandfather in the standards must be included in the By-Laws. Discussion was held regarding the balconies and if there were any engineered drawings.

Architectural Committee

Lizz stated there was nothing to report.

Entrance Sign Update

Becky reported that Martini Brick has been paid for the large limestone. They are going to fabricate it to the appropriate size and deliver the blocks and we're going to store them in front of the tennis courts. Once the blocks are in, Steve will pour a pad to put the blocks on. The blocks will be pinned to each other. Becky has ordered the letters and should be here within 3 weeks. The letters are pinned mounted. Once that is completed, we will have an electrician come in to connect the electricity that is already there for whatever type of lighting we decide to use. We will not be landscaping it at this time. We will put the rocks back. Steve will be pulling a permit for this work. It was decided that Ed should order temporary directional signs.

Website

Becky reported that Karl has moved us to a faster server and he is doing an excellent job with the website. She is going to take down the landscape design plan from White Oak. Lizz stated that she wants the plan saved on the I-Cloud.

Old Business

Loss Assessment – Lizz stated that Carol made the motion, Lawson seconded, vote was taken and passed with Shaun and Gail voting no and Terry abstained. Gail stated that the finance committee had a meeting and discussed this assessment and came up with a more realistic figure. Carol reported that there were changes from the original assessment. Carol stated that some numbers had changed and went through those items. She also stated that the previous Board did an excellent job of managing the money and getting us to where we are today. Discussion was held regarding the amount of the assessment and how to invoice/breakdown to the owners. Carol stated that there will be a Board vote but not an owner vote because it is all hurricane related. Lawson stated we need the contingency because every time they go into a unit, they find more things that Roadrunner did not do/complete. Discussion was held regarding how to name the assessment. A motion was made to increase the assessment to \$5,000 by Shaun, seconded by Howard, vote was taken and passed unanimously.

Pam was not present to do the reaffirmation of motions passed via e-mail.

Lizz brought up the subject of the deck assessment. Carol said we need to get the contract and see what's it's going to be. Lizz stated that she will call for a special meeting 3 days after the contract is received. We will discuss the assessment for the decks (HOA part of decks) and include it in the loss assessment so only one assessment goes out. Lawson stated we still need legal involved with the contract with Guy. A motion was made to include the HOA portion of the decks to be included in the loss assessment by Dorothy, seconded by Becky, vote was taken and passed unanimously.

New Business

There being no further business, the meeting was adjourned. An Executive Meeting was then called regarding an owner and HVACs.

Respectfully submitted,

Pam Garrett
Secretary
