

BAY HOUSE CONDOMINIUMS COUNCIL OF CO-OWNERS

BOARD MEETING MINUTES Navigation District Education Center October 23, 2021

President Carol Anderson requested a motion be made to bring the meeting to order at 1:03 p.m. Said motion was made by Howard, seconded by Lizz, vote was taken and passed unanimously. Roll was called and a quorum was present.

Directors Present: Carol Anderson, Lizz Salmon (Zoom), Dorothy Rhoades, Howard Stridde, Gail McClanahan, Bonnie Gilson (Zoom), Shaun Blackmon, Lawson McDowell

Directors Absent: Terry Hect (Shaun has his proxy)

Managers: Ed Naranjo, Pam Garrett

Guest: Arlynn Hartfiel

Minutes

The minutes for August 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 October 23, 2021 was reviewed and no changes were made.

Treasurer's Report

Lawson presented the financials for August/September. As of September 30, 2021, the account balances were: Operating - \$269,150.74; Loss Assessment - \$571,113.40; Deck Assessment - \$450,758.91; Savings - \$239,250.63; Insurance Proceeds - \$197,785.31, giving us a total cash balance of \$1,728,059.19. As of today, the Loss Assessment is the same, the Deck Assessment is now \$653,000.00, Operating is \$262,956.00, Savings is the same and Insurance Proceeds is the same, giving us a total cash balance of \$1,700,000.00. Discussion was held regarding the labeling of the savings account. It was agreed to change the name to Reserves from Major Projects. Lawson then went through the Loss and Deck Assessments. He stated that we are still seeing roof repairs/invoices and discussion was held regarding same.

Regarding office modernization, Lawson stated that we are going to re-double our efforts with Barbara Daniels and her team. We are taking steps to do direct deposits/payments.

Lawson and Ed are going to look at the complex to see what needs to be done, such as the roads, and look into what the cost would be and funding of the projects.

A motion to accept the Treasurer's Report was made by Lizz, seconded by Howard, vote was taken and passed unanimously.

Manager's Report

Ed reported that in the last month we have been working on cracked stucco. There were not enough downspouts for the decks. After receiving a bid for the project, it was decided to do it in-house. As of Friday, we have 75 6x6 posts that was saved from the deck project that will be used for other projects. There are 9 units in the 2500 that Spectrum didn't re-wire. Spectrum is sending out a sub-contractor to do a bid which will be submitted to Spectrum for approval. A question and answer period followed.

Harvey Recovery Update

Carol reported what we still owe Roadrunner and how much we are withholding from that amount for screens and for one unit. We are waiting on screens (on order) and Roadrunner is to bring them to Bay House and install them. Carol listed the other items that Roadrunner still needs to be complete.

Lawson stated that we still have \$32,000 in appliance payments to owners (which comes out of the insurance proceeds). The deadline to get the requests (with invoices) in is 10/31/21.

Building Foundation Reports

Ed reported that Urettek came out and measured the buildings that had not been previously repaired to see if there had been any movement. Carol stated that according to the reports, there has been very little movement, if any, in the last 2 years. Attempting to stabilize now when there are no issues, would cause cracks, etc. Howard suggested we look at these buildings again in 2 years. Shaun suggested that when the time comes, we hire a structural engineer to take readings on slabs, walls, ceilings, etc. to decide if the building needs stabilizing. Carol and Ed both stated we are actually stabilizing the buildings now because of the deck project. A motion was made by Howard that the buildings that have not been leveled/stabilized be inspected every 2 years for any repairs needed with the inspection to be done by an independent contractor, seconded by Dorothy, vote was taken and passed unanimously.

Discussion was held regarding water coming out from under the 1600 and 1700 buildings after the heavy rains. Shaun, Dorothy or Lawson to contact Harvey McBee to investigate the problem.

Landscape

Bonnie reported that the committee had Native Dave do a vision and initial plan for the landscape. They have taken that and have done a building by building plan. Some of the committee members have started sharing the plans with the owners and are getting their feedback. Arlynn is re-contacting vendors for the irrigation, bed preparation and planting. We would like to find a contractor who can do all of it. Dorothy is still working on the plans for each building and we have started a FAQ due to all of the questions. Bonnie explained the project plan that they will be developing. Bonnie stated that they want to set up 2 demo plots, one at 1912 and one at 2507, for the owners to look at it to see if they like it or not. If we cannot do all of the landscaping and irrigation within this budget, then we will determine the owners share or how they would participate then there would be an owner vote. If the vote is affirmative, then we will hire the contractor and complete the plan. The irrigation bids have gone up quite a bit since the last bids

were done. Bonnie then went through the scope of work for this project. A question and answer period followed. A motion was made to plant Units 1912 and 2507, for \$1,000 out of the landscape budget, as a demonstration example of the new landscape design by Shaun, seconded by Howard, vote was taken and passed unanimously.

Deck Committee Update

Shaun and Dorothy are the Deck Committee. They are working with Guy very closely and have met with Harvey McBee. Dorothy reported that Guy was sending the drawings back to the engineer for the stamp. Then they will start the approval process for the wind certification. Shaun stated that we may lose a few palm trees because of the root balls being in the way. Shaun explained what they are doing for the water lines to the docks. A question and answer period followed.

Rental Committee Update

Shaun reported that the current rental committee consists of Gail and himself. Gail reported she met with Miss Kitty's rental agency to discuss rentals at Bay House. She is going to review the rules that we already have to make sure everything is covered. Gail also explained about the technology that Miss Kitty's is using to monitor the renters. A question and answer period followed. Discussion was held regarding locks and keys to the pool gates, tennis court, and pedestrian gate and that each unit will have a key. Ed is to get bids for same. Shaun stated that there is an issue with owners/renters taking their dogs into the pool areas even though it states no pets on the rules sign.

Old Business

Water and electricity to Canoe Lake piers: Shaun reported that the cost of the project is \$6,000. Ed and Julio will do the water and the cost of materials will be approximately \$1,000. Jeff Coleman bid the electrical at \$5,000. This is for units 2401 – 2516. Carol stated that the prior Board voted to put those utilities back even though they never had them. Shaun explained that when we trench along the bulkhead, both utilities should be done at the same time. Lawson will present a couple of options to the Board by the next Board meeting regarding the funding of the project.

Trash dumpsters: Discussion was held regarding the dumpsters being overflowing and people leaving large items on the side of the dumpster. Discussion was held regarding the purpose for the fencing. A motion was made by Bonnie to have Ed and Julio build a 3 sided fence around 2 dumpsters, seconded by Dorothy, vote was taken and passed with one "no" vote.

Facebook page: Carol reported that this page will be open to owners only. Lizz reported that Facebook is ready to go. Only updates will be provided and optional comments such as for meetings and announcements by officers approval. Shaun made a motion to go live with Facebook, seconded by Dorothy, vote was taken and passed unanimously.

New Business

Pool area repairs: The lights we received were not the correct ones. It was suggested that Jeff Coleman come in and see if they can be converted to what we need and how much it would cost.

The fencing on Pool #1 needs to be repaired before we can find out about the keys. Lawson suggested that we have Crystal Clear Pools of Port A come out and inspect all pool equipment and the condition of each pool.

Committees:

Architectural Committee: This is also to include decks, building maintenance and pools. Shaun is going to chair. Dorothy is on until deck project is completed. Other members are Lizz, Lawson, and Howard. There will be subcommittees.

Landscape Committee: Bonnie is to chair. The other members are Arlynn Hartfiel, Dorothy, Lizz, Carol, and Ginny McDowell.

Executive Committee: This committee is made up of the 3 officers: Carol, Shaun and Lawson.

Finance Committee: Lawson, Gail, Lynn Renaud and Noel Byrne.

Rental and Rule Enforcement Committee: Gail is to chair. Other members are Shaun, Troy Bolton, and Terry/Lisa Hect.

Meeting Dates:

Saturday, 1/29/22

Saturday, 4/9/22

Thursday, 6/9/22

Thursday, 8/11/22

Saturday, 9/24/22 – Annual Meeting

All meetings are to be held at 1:00 p.m. at the Navigational District with the exception of the annual meeting.

There being no further business, a motion to adjourn was made by Shaun, seconded by Howard, vote was taken and passed unanimously. An Executive Meeting was then called regarding

Respectfully submitted,

Pam Garrett
Secretary
