

## **BAY HOUSE CONDOMINIUMS COUNCIL OF CO-OWNERS**

### **BOARD MEETING MINUTES**

#### **Zoom Meeting**

**November 4, 2022**

President Shaun Blackmon called the meeting to order at 1:02 p.m. and verified there was a quorum.

Directors Present: Shaun Blackmon, Troy Bolton, Gail McClanahan, Bonnie Gilson, Nancy Key, Kristy Keach, Bob Wills, Terry Hect

Directors Absent: None

Managers: Ed Naranjo, Pam Garrett

Guests: Approximately 17 units attending

#### **Retaining Wall**

Shaun stated we have two bids for the retaining wall along the cemetery side of the parking lot across from the 1500 – 1600 buildings. The bids are from Riverside Pavers and Maldonado. After discussion, Nancy made a motion to table the subject for one week until further bids could be obtained, seconded by Troy, vote taken and passed unanimously.

#### **Painting of the Deck Lattice/Handrails**

Shaun reported that there are 83/84 deck lattices and handrails that need to be painted, along with 4 new balcony rebuilds. Shaun went through the bids that were received. After discussion, Bonnie made a motion to table the subject for one week to obtain further information on the cost of the paint for Tiko's bid to be able to compare to the other 2 bids, seconded by Bob, vote was taken and passed unanimously.

#### **Landscape**

Bonnie reported that we are in the maintenance phase. The Maldonado construction crew met with Bonnie to survey all of the plants that might be dead. The plants that are looking stressed, they are going to put food on them and trim them back to see if they will make it. If they don't make it, Maldonado will replace them under their warranty. With regard to sticker burrs, there was a pre-emergent herbicide applied by Maldonado at the end of the project. However, the type of treatment needed for sticker burrs is not part of the contract. Requests for proposals for maintenance will be sent out this month. There was discussion regarding the drip system. Kristy made a motion that since the landscape project has been completed and moved into the

maintenance phase, that we move all issues with landscape to the Bay House office under the direction of Ed, seconded by Bob, vote taken and passed unanimously.

.  
There being no further business, a motion to adjourn the meeting and move into Executive Session was made by Bonnie, seconded by Troy, vote was taken and passed unanimously.

### **Executive Session**

During the Executive Session, the Board decided not to fill the vacancy created by the resignation of Carol Anderson and is studying the feasibility of the BOD being downsized to 7 members. Troy Bolton resigned as Treasurer and was elected to Vice President. Nancy Key was elected to Treasurer. Nancy Key will be in charge of all Bay House staff on a day-to-day basis, Shaun Blackmon and Troy Bolton will remain back up contacts for any “emergency” issues that might arise if Nancy Key is unavailable. As stated in our governing documents, the Executive Committee remain in charge of Bay House personnel.)

Respectfully submitted,

Pam Garrett  
Secretary

---