

BAY HOUSE CONDOMINIUMS COUNCIL OF CO-OWNERS

BOARD MEETING MINUTES Navigational District Education Center April 22, 2023

President Shaun Blackmon requested a motion to be made to bring the meeting to order at 1:00 p.m. Said motion was made by Bob Wills, seconded by Kristy Keach, vote was taken and passed unanimously. Roll was called and a quorum was present.

Directors Present: Shaun Blackmon, Kristy Keach, Bob Wills, Bonnie Gilson, Terry Hect

Directors Absent: Troy Bolton (Shaun has proxy), Gail McClanahan (Kristy has proxy)

Managers Present: Ed Naranjo, Pam Garrett

Guests: Howard Stridde (#1601), Tommy and Barbie Stewart (#2402), numerous owners via Zoom

Minutes

The minutes for January 28, 2023, and February 13, 2023 were presented for review. A motion was made by Terry to accept the minutes as written, seconded by Kristy, a vote was taken and passed unanimously.

Agenda

The agenda for April 22, 2023 was reviewed and there were no changes.

Treasurer's Report

Shaun presented the financials as of March 31, 2023. He went through line items that were either over/under. Shaun reported that he met with American Bank to open a new account that is called a R&T Sweep. The FDIC only insures up to \$250,000 per entity per bank should a bank fail. The bank takes the money from our reserve account and spreads it through different accounts in other financial institutions, not to exceed a balance of \$240,000 per account. If we need any funds, we just transfer it back to the reserve account. This new account is still under American Bank.

A motion was made to accept the financials as read, by Kristy, seconded by Bob, vote was taken and passed unanimously.

Shaun presented an extremely preliminary budget for 2023-2024. Items highlighted are items he changed and he explained why. He had a question regarding the cable/internet budget. Pam is to look into it and get back to Shaun. He will go into more detail during the Executive session. Shaun to send out his spreadsheet to the Board for more discussion and Bob will be the point man for the new budget.

Manager's Report

Ed reported that Tommy has been gone and will not be back until the beginning of May. Ben will be leaving for a week when Tommy gets back. They have fallen a little behind on work orders. With only one person to maintain the property, we have fallen behind on painting the decks. Weather has also been a factor with the painting. Five of eight units have been completed at the 2600 building. End units take longer. Discussion was held regarding getting the painting done in a timely fashion and that owners can see progress being made. Ed reported that he has about 5 work orders. Ed is to notify owners that he has their work order and it will be delayed a little.

Landscape

Maldonado owes us 28 plants that died prior to the freeze. We lost 150 plants due to the freeze. Maldonado is working on a bid to replace the 150 plants. Bonnie and Ed will walk the complex to decide on the plant replacement and where to plant. We have \$2,000 budgeted for plant replacement. It was suggested that the plants be planted in house to save money.

Piers/Docks

Shaun reported that there are still piers/docks that have not been built out. By not building them out, it actually hurts the value of the property as a whole, and individual unit owners. Shaun suggested that it be mandatory to build out their pier/dock by December 31, 2024. Discussion was held regarding the build out. The piers/docks are limited common element. Shaun stated that more discussion will follow at the June meeting. Ed is to count how many need to be built, and have it ready for the next meeting. Bonnie reported in the Pier/Dock Standards that it states that each owner is responsible for one pier.

Earle Bolks went into the history of boatlifts at Bay House. It was always voted down because they were unsightly. Earle is asking the Board to consider allowing boatlifts. Shaun stated the challenge is a boatlift system that we can approve that is uniform and equitable to every boat specifications. Bob and Earle will gather information regarding the boatlift systems. It was suggested that a questionnaire/survey be sent to the owners if they want boatlifts.

Old Business

Howard Stridde, #1601, presented his request for a privacy fence between #1506 and #1601. Howard went into the background of the fence and the distance between the 2 end units, and encroachments of common areas. He is requesting that the Board authorize the reinstallation of a privacy fence with a gate between #1506 and #1601. The fence/gate will be paid by the owners. If someone wants to get through the water, they would have to walk on either deck to do so. These are the only units in the complex that are built this way. Shaun suggested that we put this as an action item in June and that the Board look at what other end units have and what Howard is asking for.

Shaun reported that the tennis court has cracks in it. The Board does have a fiduciary responsibility to maintain existing assets. Troy had a tennis court builder come look at the property who submitted a bid for \$12,500 to cut the cracks out, clean them up, re-do the cracks, resurface, and

paint the tennis court with lines and lines for pickle ball. We can decide at our next meeting if we want to do it, and what kind of time frame we want. Ed is to get one more bid. Troy has located a tennis net to replace the one we have. Another item to consider are wind nets. Terry made a motion to add the repair cost of the tennis court to the budget for 2023 - 2024, seconded by Kristy, a vote was taken and passed unanimously.

The long term improvement issues so far is the parking lot. It either needs to be top coated or re-done completely. Shaun suggested we have a contractor come look at it and give us an idea of what is involved and what today's prices are. Bob will get an estimate from an engineer. Tommy Stewart has the plan and will email it to the office.

It was decided to keep Crystal Clear Pools to take care of the pools due to liability issues if we do it in house.

New Business

Shaun stated we have 2 Board vacancies and that is really upsetting some owners. Shaun feels that 7 members is good, and that we can do a survey over the summer to see if we want to change it to 7 or keep it at 9. Discussion was held regarding this issue. Shaun asked the Board if they wanted to send a vote to owners to change it to 7. Kristy made a motion that we have an owner vote to change the number of Board members from 9 to 7, seconded by Terry, a vote was taken and passed unanimously. We only need a majority vote of 51%.

Kristy presented 2 estimates from Oh My! for new pool furniture. Mike Mayers from Oh My! came out and looked at the pool areas and gave his recommendations. He gave us a great discount. They assemble, install, and deliver, and they will give us 4 extra loungers for back up at no additional cost. Kristy explained the materials used for the furniture. Shaun stated that this would be a capital improvement / fixed asset and can be paid out of our reserves. Terry made a motion to use this as a capital expense in the amount of \$26,297.17, seconded by Kristy, a vote was taken and passed unanimously.

Kristy wanted to bring the subject of security cameras to the forefront again. Ed presented 2 bids that were done back in 2018 when the discussion was held for security cameras. Discussion was held regarding this issue. It was decided to get 3 bids.

There being no further business, a motion to adjourn was made by Kristy, seconded by Terry, a vote was taken and passed unanimously.

Respectfully submitted,

Pam Garrett
Secretary
