

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

### **BOARD MEETING MINUTES Navigational District Education Center August 12, 2023**

President Shaun Blackmon requested a motion to be made to bring the meeting to order at 1:09 p.m. Said motion was made by Kristy Keach, seconded by Troy Bolton, vote was taken and passed unanimously. Roll was called and a quorum was present.

Directors Present: Shaun Blackmon, Kristy Keach, Troy Bolton, Bob Wills, Gail McClanahan, Jeff Vernier , Bonnie Gilson (Troy has her proxy in case she has to leave)

Directors Absent:

Managers Present: Ed Naranjo, Pam Garrett

Guests: Joe Ebrom (2302), Martin Broad (2112), Claudia Wright (2205) and several by Zoom

#### **Minutes**

The minutes for the June 24, 2023 were presented for review. A motion was made by Troy to accept the minutes as written, seconded by Bob, a vote was taken and passed unanimously.

#### **Agenda**

The agenda for August 12, 2023 was reviewed and there were no changes.

#### **Treasurer's Report**

Shaun presented the financials as of July 31, 2023. Total cash in the bank is \$553,486.48. This is the first month of the new budget. We had overages in 2 line items: Pools and cable/internet. Discussion was held regarding those items. The Pool Service has gone over because of having to purchase more chlorine due to the heat and price increase.

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

#### **Guests**

Joe Ebrom: Joe gave a brief history of water coming from the roof in his unit and 2 others. A consultant (hired by his neighbor) came out and said that the attics are very hot and there is no ventilation causing the condensation. When the metal roofs were installed, a soffit vent should have been installed to allow air circulation. Shaun stated that our roofer, Juan Abrego, will be on the property next week and will have him inspect the problems.

Martin Broad: Martin spoke in regards to the bulkhead payoff. He stated that possibly we could do a vote again either to increase the monthly fees, or keep the fees the same and assess the owners to pay off the bulkhead loan early. Shaun explained that the reason the monthly fees are going up is to have a balanced operating budget. Discussion was held regarding the pros and cons of the early payoff. Shaun stated that the Board will take it into consideration.

### **Manager's Report**

Ed reported on the deck painting project. The 2200 and 2300 buildings have been completed. The 2100 building will be started on Monday. The 2 part time people will only be painting and Tommy will do the pools, work orders, and general maintenance. We have been getting a little bit of black mold in the pools, but that is to be expected with this heat. Discussion was held regarding the sand filters and will look at it this winter. Parking lot repair/replace was discussed.

### **Old Business**

Shaun stated that a letter needs to be prepared by the end of August regarding the HOA fee increase to send to the owners. We will also discuss it with the owners at the annual meeting.

#### **Annual Meeting:**

Topics for discussion/presentation at the meeting were listed

During this discussion, it was suggested that Ed test painting the numbers on the curb instead of the pavement at the 2200 building.

Any forms/letters/ballots must be to Pam as soon as possible as the packets need to be mailed out by August 23, 2023.

People who want to attend the meeting via Zoom may do so, but they will not be able to vote or ask questions. We will not guarantee their visual or audio connection. We will accommodate the best we can without disrupting the meeting.

Kristy reported that La Jalisco Tequila has agreed to cater the luncheon. It is to be a mixed fajita buffet with sides. We will do the servings and provide plates, napkins, flatware, sodas, iced tea, and water. They need a final count one week before the meeting. We will charge \$20 per person.

Another notice will be sent out for the Friday meet and greet.

#### **Security Cameras:**

Ed reported that he has received bids for security cameras. He explained where the cameras will be located. The bids vary from \$5,000 to \$25,000, not including electric. Ed's recommendation is Coastal Sign and Electric, who has been our electrician throughout the complex. Their bid is \$15,330, including electric, and their cameras have the best warranty. Second choice was Sanddollar Security at \$9,200 without electric (\$2850 additional for electric). Ed continued going through the bids. A question and answer period followed. This Coastal Sign and Electric bid will be presented to the owners at the annual meeting.

## **New Business**

Charcoal BBQ grills:

Shaun stated that our insurance agent said there is no problem with charcoal BBQ grills. However, there are other reasons why these types of grills are not allowed. This is a rule that can be changed by the Board. Shaun stated that we could possibly make exceptions for grills like the Big Green Egg. This will be an ongoing discussion.

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

Respectfully submitted,

Pam Garrett  
Secretary

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