

BELLE ISLE YACHT CLUB REGIME III

DECEMBER 5, 2021

Board Members Present: Drew Smith, Barbara Passmore, Charles Young, Doug Maloy, Bob Yoder

Homeowners Present: Fred Dyer, Sis Yoder Stephanie Young, Glenda Smith

Welcome/ President's Remarks: President Young complimented the BIYC Christmas Party Committee for their great work.

Adoption of the Agenda: Bob Yoder moved; seconded by Doug Maloy. The motion passed 5-0.

Minutes of the Board meeting September 26, 2021: Barbara Passmore moved; seconded by Drew Smith. The motion passed 5-0.

Treasurer's Report: Barbara Passmore reviewed the financial report. It was noted that no funds have been drawn from the Reserves in this fiscal year and \$1433.30 monthly are moved from Operations to the Reserves. As the Reserves continue to grow, in the Spring of 2023 the Regime should consider paying down the loan. Drew Smith moved; Doug Maloy seconded to accept the Treasurer's report. The motion passed 5-0.

Report on Progress of Siding Installation and Painting Project: President Young shared that all payments for the contractor have been drawn from the Regime's account. However, the last payment is being held until the Punch List has been completed. There still will be some Regime expenses for fascia replacement, etc.

All gutters have been installed. Three units will be reimbursed for a billing problem. Twenty-four patio doors have been replaced or on order. Sixteen units have replaced all windows and eight have partially replaced them. Some painting and a large Punch List remain to be done.

Future projects include power washing of all sidewalks and diverters installed.

RIII Committee Reports:

Maintenance

Phragmite Control – Professional Lake Management sprayed between Lake Johnstone and the bay. Drew Smith will ask PLM to return and stamp down the dead weeds. They will return in early Spring for the next treatment.

Siding Project- The project is almost complete with some painting

Outside Hose Bibs - Units 271 and 314 have new hose bibs installed to replace those that were leaking.

Rainwater Issues – Building 30, Units 302 and 303, has had front gutter downspouts piped underneath the building and out the back of the rear foundation wall. However, because the ground level outside is higher than the crawlspace ground, the water pools at the back of the building. A swale was cut from the back of the building to the lake to ensure drainage. Now, Harris Pest Control (that maintains our sump pumps) is preparing a quote to install a second sump pump under this building, along with some trenching, to reduce moisture in building crawlspace.

Leaks - No leaks have been reported.

We do ask that homeowners contact the Regime immediately if a roof leak occurs so we can contact the contractor. Please keep in mind that the roof warranty is not valid in wind driven rain (i.e., hurricanes) storms.

New gutters and downspouts are being installed on the resided and painted buildings. These will be paid for by each homeowner. At the conclusion of the residing project existing roof rain diverters will be installed to assure the water is directed to the gutter systems.

Both the newly reguttered buildings and the existing buildings must be monitored for clean gutters. Memos to all Regime III homeowners was circulated stating that gutters must be kept clear, which is homeowner's responsibility. If a homeowner is notified that their gutters need cleaning, the homeowner has two weeks to complete the cleaning. After two weeks if the work has not been completed, a contractor will be contacted to do the work at homeowner expense.

Architectural and Landscape Review - Several committee members did a scan of Regime property. There were several dead and dying trees and bushes.

Social - Sis Yoder suggested an Oyster Roast for the Regime in February.

Bylaws -A draft has been completed but several questions remain to be answered by the Regime's lawyer. President Young will discuss issues with the lawyer and give information to the Bylaws Committee.

Report of BIYC Board of Stewards Activities: President Young shared that Pat Willoughby, the new Property Manager, has begun working. The Administrative Assistant will soon be hired. The following list has been completed since his arrival: Aquatic weeds sprayed in all lakes, two commodes replaced in the Yacht Club, freezer in the Yacht Club repaired, TV's working with new cable modems, exit arm of the gate replaced, over 20 blown light bulbs replaced, roof repaired in the RCC and mailboxes reoiled. Cameras for all amenities have been installed and are operational. It is proposed that all amenities be rekeyed.

Nancy Voiselle, Carrie Tozzi and Miriam Swiler put in many hours in administration after the former Property Manager did not renew his contract. The Oyster Roast at the Grill had many problems that need to be addressed. A review of the BIYC entrance gate system needs to be reviewed and presented to the Board.

BIYC Committee Reports

Insurance - The committee will be meeting soon to review the upcoming casualty

insurance payments.

Security - No Report

Finance - No Report

Landscape - The Chair, Stephane Young, met with the landscaper and it was determined that the manager will be the future contact with the Briggs Landscaping

Marina - The dredge machine is being repaired and winterized for storage until Spring

Unfinished Business: Stephane Young will follow up on several suggested solutions to Lake Johnstone erosion.

The lift station screening (greenery) is on hold until Santee Cooper removes the auxiliary pump.

New Business: None

Homeowner Comments: None

Adjournment: Doug Maloy moved; Drew Smith seconded. The motion passed 5-0.

Approved Jan 30, 2022
Barbara Patterson