

BELLE ISLE YACHT CLUB
REGIME III
BOARD OF DIRECTORS' MEETING
December 6, 2020

Board Members Present: Charles Young, Drew Smith, Barbara Passmore, Ed Foster, Shelly Brand

Homeowners Present: Glenda Smith, Don Tozzi, Fred Dyer

Present Young called the meeting to order a 10:07.

Adoption of the Agenda

Barbara Passmore moved; Shelly Brand seconded the adoption of the Agenda. The motion passed 5-0.

Minutes

Drew Smith moved; Ed Foster seconded to approve the September 27, 2020 minutes. The motion passed 5-0.

Treasurer's Report

Barbara Passmore reviewed the spending for October. President Young reviewed the siding and painting project. There are a few uncompleted items on Building 30. Building 28 is currently being sided. To complete the project the Regime will pay approximately \$133,000 to the contractor. This will leave about \$30,000-\$40,000 in reserve with \$20,000 in surplus. Barbara Passmore moved; Ed Foster seconded to accept the Treasurer's Report. The motion passed 5-0.

Barbara Passmore moved; Drew Smith seconded to thank Charles Young for all the work he has done supervising the siding and painting project. The motion passed 5-0.

RIII Committee Reports

Maintenance:

Phragmite Control – PLM will spray again in the Spring.

Siding Project- (carryover) The Regime's Hardie Plank siding and painting project continues. Buildings 25,27 and 29 are completed. Building 28 is currently being resided.

Pending Work – Unit 301 had a roof leak from a heavy rain. The roof has been repaired, but the sheetrock needs to be sealed and repainted. That work will be done next week. Unit 251 had a roof leak which has been repaired, but still needs inside paint work.

Unit 251 and 253 have a history of standing rainwater on the walkways and patios during heavy rains. An investigation needs to be done for who (BIYC or Regimes) is responsible for storm water runoff from Finch Drive into the grounds of Building 25 and the drain grates, along sidewalks, in paved parking lots. These grates have been clogged with debris coming off the road.

Tree limbs hanging over Unit 251 and Buildings 27 & 28 have been cut. An investigation into Legacy Oak trimming determined that limbs overhanging roofs can be trimmed without the state's permission.

Deck approval of Unit 284 is still unresolved. No screening plantings or covers have been placed in front of the relocated AC condensing units. The handrails are not the specified IPE material. The rear gutter downspouts terminate onto the deck without proper extensions to move the rainwater away from the foundation. Although the owner has been alerted to these problems and no final approval has been given, nothing has been done to correct these issues. The Board encouraged President Young to contact the lawyer and send a letter to the homeowner requesting the resolution of the issues.

Homeowners are asked to contact a Committee member or President immediately if a roof leak occurs so the contractor can be contacted. The roof warranty is not valid in wind driven rain (i.e., hurricanes) storms.

New gutters are being installed on the resided and painted buildings. It is hoped that each building being resided will also have new commercial gutters installed and downspouts paid for by each homeowner. Screens can be installed over the new gutters if the homeowner's desires.

Regime III homeowners must be reminded that keeping rain gutters and downspouts clear of debris is the homeowner's responsibility. They are advised to monitor gutter conditions and, if necessary, pool resources with other owners in their building to have the gutters cleaned. Bob Yoder will schedule another gutter check later this year.

Architectural Review: Shelly Brand reported that several architectural requests are being considered. Stephanie Young and Chairperson Brand checked the progress of homeowners updating doors and patio hardware by the December 31st deadline. Chairperson Brand asked the President to send a gentle reminder to those homeowners who have yet to comply.

Social: No Report

BIYC Board Report

Ed Foster reported that the Board of Stewards meeting was cancelled because of the exposure of several members to the virus. Phase One of the dredge has been completed and approximately 50% of the marina project has been dredged. The submerged tree log removal is the next step.

Screens have been installed on the dining deck and the restaurant owner will supply outside heaters.

BIYC Committee Reports

Insurance: Charles Young was assured that RIII will have a new insurance valuation of RIII buildings because of the upgrades.

Security: Shelly Brand reported that after reviewing homeowners' concerns, "access" was the primary issue.

Unfinished Business

The following motions were ratified:

Shelly Brand moved; Drew Smith seconded to approve Unit 262's request to replace the storm door.

Shelly Brand moved; Ed Foster seconded to approve Unit 293's request to replace the storm door.

Shelly Brand moved; Drew Smith seconded to approve Unit 251 and Building 27 & 28 limb removal.

The motions passed 5-0.

New Business

President Young said there were no lights at the gate entrance and only a few in the marina parking lot. Ed Foster said they will be addressed.

President Young stated that Units 302 and 312 Homeowners have not acknowledge and signed the Homeowner's Manual. He will follow up to get that done.

RIII's lawyer has affirmed that the trees on RIII's property are owned by RIII.

A discussion ensued about Lake Johnstone's water level and the erosion. Some discussion centered on the ownership of the lake. Ed Foster will investigate these issues.

An ancient palm died because of severe pruning. President Young has asked the Commodore to request restitution from the landscape company.

In an attempt by the BIYC exterminator to kill a nest of ants, a red stain appeared on the carpet in Unit 303. The owner was directed to the manager since BIYC contracts with the pest company.

Homeowner Comments None

Adjournment

Drew Smith moved; Shelly Brand seconded to adjourn. The motion passed 5-0.

A handwritten signature in cursive script, appearing to read "Barbara Parry".