

**BELLE ISLE YACHT CLUB
REGIME III
BOARD MEETING**

January 30, 2022

Board Members: Charles Young, Bob Yoder, Ed Foster, Shelly Brand, and Barbara Passmore.

Homeowners Present: Sis Yoder, Stephanie Young, Fred Dyer

Adoption of Agenda: Bob Yoder moved; Ed Foster seconded to approve the agenda. The motion passed 5-0.

Minutes: Barbara Passmore moved; Bob Yoder seconded to approve the minutes. The motion passed 5-0.

Treasurer's Report: After a review of the current financial report, it was moved by Ed Foster and seconded by Bob Yoder to accept the report. The motion passed 5-0.

Report on Progress of Siding Installation and Painting Project: All money for the contracted project has been paid ,however, the final check has not been issued to the contractor. Fulfillment of the contractor's portion of the project will be achieved after a two-page punch list has been completed. The Regime will still have expenses for fascia replacement and the painting of the balconies. This cost will be paid out of the Maintenance line item. Homeowners in Regime III have replaced all their patio doors. Several balconies still need painting and installation

Since there will be less maintenance costs on units, the Regime may be able pay off the loan in three years.

RIII Committee Reports:

Maintenance-Phragmite Control Professional Lake Management sprayed between Lake Johnstone and the bay. They returned the week of 1/17/2022 with their amphibious vehicle to try to push down the larger dead weeds and improve the view. The growth will be monitored in early spring to determine the timing of the next treatment. Alternate methods of chemical applications will be investigated.

Siding Project-The project is almost finished except for of some painting and the punch list completion. Some homeowners need doors, windows and gutter screens installed.

Unit 293-The owner has requested inspection of a downstairs area where the floor is unlevel. The condo will be inspected the week of February 7th.

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. Harris Pest

Control who maintains Regime's sump pumps is preparing a quote to install a second sump pump under this building, along with some trenching to reduce moisture in the building crawlspace.

Leaks - No leaks have been reported in the calendar year 2021 and so far in 2022. **Homeowners must contact the Regime immediately if a roof leak occurs so the contractor can be connected. Please keep in mind that the roof warranty is not valid in wind driven rain (i.e., hurricanes) storms.**

Newly reguttered buildings must be monitored for clean gutters. Memos to all Regime III homeowners were 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 the homeowner's expense.

Architectural and RIII Landscape Review-The Committee is considering cleaning up under the oak trees near buildings 29, 30, and 31.

Social-The Committee is looking at April for a possible social.

Bylaws-Several legal and insurance questions need to be resolved before the revised document can be distributed to the membership.

Ratification of Board Actions between Meetings: Barbara Passmore moved; Shelly Brand seconded to expend \$44,087.75 for the Causality and Liability Insurance. There was some discussion about homeowners who have not submitted their payments. The motion passed 5-0.

Shelly Brand moved; Ed Foster seconded to approve the landscape changes for Units 251 and 311. The motion passed 4-0.

Report BIYC Board of Stewards Activities: President Young shared that the Marina Committee proposed that BIYC take over the ownership of the push boat, the dredger, and the truck. The BIYC Board decided to only split the cost of the truck (insurance, repairs, taxes etc.) with the Marina Committee.

There is a proposal being developed to hire a maintenance person.

The Beach House has been winterized. The contract has been awarded for the repair of the Yacht Club stairs but delayed because of Covid. All BIYC buildings will be rekeyed. One of the BIYC's golf carts has been refurbished. BIYC has hired Pat Willoughby as Manager and Debby Loperfido as Assistant to the Manager.

BIYC Committee Reports

Insurance Committee-The Committee reviewed a number of agencies' bids but recommended continuing with the present carrier. Overall, the insurance increased approximately 20%, however RIII's only increased 9% because of the new roofs and the reclassification of siding from frame to masonry.

Bylaws-No report

Finance-No report

Landscape-Stephanie Young reported that the replacement and removal of a dead palm at the entrance is on hold until renovation discussions about the front gate have been completed. A walkway in the Memorial Garden is cost prohibited, therefore flowers will be planted in the area. The split rail fence at the entrance needs to be replaced. The Committee wants to improve the looks of the grounds by removing the asphalt near the maintenance shed, spraying the phragmite from Regime II down past the Regime 4 buildings, removing small trees under the oaks , screening the lift stations with foliage, etc.

Unfinished Business: There was discussion about the patio slab in Unit 304. There is still an area after repairs that does not drain properly and needs to be covered. More research and a legal opinion from Regime III" s lawyer are needed before the Board can make a decision about who is responsible for the repairs, the owner or the Regime.

Bank erosion is becoming more serious around Lake Johnstone. It was suggested that some discussion with the landscaper might be helpful.

Some flexible tubing is still needed to divert water from buildings' downspouts.

New Business: None

Homeowner Comments: There were suggestions that the plants near the railings at the Rice Canal Club be repositioned and the railing be repaired or replaced.

Adjournment: Shelly Brand moved; Ed Foster seconded. The motion passed 5-0.

approved 3/28/22
Barbara Passmore