

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

AUGUST 28, 2022

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

Homeowners Present: Stephanie Young, Fred Dyer, Sis Yoder, Carrie Tossi, Don Tossi, Roy Belser.

President Young called the meeting to order at 10:00 o'clock.

Agenda

The agenda was approved with an additional item, a Regime Reserves Study, was placed under New Business.

Minutes

Bob Yoder moved; Drew Smith seconded to approve the May 22, 2022, minutes. The motion passed 5-0.

Treasurer's Report

Barbara Passmore reviewed the June and July financials. It was noted that the amount on the July Profit and Loss Budget Performance Report line-item, Transfer to Reserves, was not increased to the budgeted 2022/2023 amount of \$2000. The Office and Accountant will be contacted to correct the error. Drew Smith moved; Bob Yoder seconded to accept the report. The motion passed 5-0.

Regime III Committee Reports

A. Maintenance

Phragmite Control -An aerial drone spray was performed on weeds and other growth between Lake Johnstone and the Bay. Two additional sprays were completed on difficult areas. A proposal to kill the scrub trees between the oaks and the bay is expected.

Rainwater Issues- The Regime continues to minimize rainwater run-off under the buildings. This is a priority in the 2022-2023 fiscal year. Diverters are being installed on the back roofs of some units to direct rainwater into the gutters.

Power Washing Sidewalks – The RIII budgeted power washing of the walkways is 50% completed and will be finished in mid-September.

Water Supply Line Leak – Five feet underground in front of Building 31 is a water supply line leak. A tractor will be required to lift a section of walkway and excavate, the leak will be repaired, and the ground recovered. This repair estimated cost is \$1500 to \$1800.

Unit 303 reported water under the building. It was discovered that a drain was disconnected.

No roof 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 a**

contractor can be contacted. Please keep in mind that the roofing company's warranty is not valid in wind driven rain (i.e., hurricanes) storms.

Newly re-guttered buildings must be monitored for clean gutters and diverters. It is highly recommended that homeowners install gutter screens. Memos to all Regime III homeowners were circulated stating that gutters and diverters 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.

- B. Architectural and Landscape Review – No Report
- C. Social Committee - Hopefully, the Committee can find a date for a Fall event.
- D. Bylaws Committee – The Attorney's comments have been received and several items need further discussion. It is projected that the Ballots for approval of the document will be mailed in February. A 2/3 majority affirmative vote will be needed for approval.
- E. Ad Hoc Homeowner's Manual Review Committee - The Manual needs updating so the Committee will meet to begin the revisions.

Report of BIYC Activities

A. Board of Stewards

The Manager has repaired buildings and areas which were in disrepair. This includes the BIYC security system, fire hydrants in Regime III, BIYC lights, and the sink hole on Belle Isle road. A new maintenance person has been hired and is fast at work on projects.

The responsibility for notifying and collecting Regime homeowners' delinquencies and infractions fines was discussed. Although the Office will continue to send notices, the Regime, being separate from BIYC in land ownership and governance, is responsible.

Bill Turner, owner of a section of land near the spoils area, voiced concern about the upkeep of his property. (He allows BIYC to store boats on that property.) He was assured that the grounds are being mowed, however, rain has prevented moving of some areas.

B. BIYC Bylaws

The BIYC Bylaws revisions will be sent to the Committee next week for their input.

C. Landscape Committee

Stephane Young reported that the phragmites behind the Club House need an additional spraying, limbs at BIYC's entrance have been cut for safety reasons, plants have been moved from in the front gate signage, and a planter, purchased with donated funds, will soon be moved to its permanent site. Additionally, some small trees around the curve in Regime III need to be removed and previously cut tree stumps will be ground.

D. Marina Committee

Doug Maloy, the chair, said that dredging will be moving forward. At a BIYC Board

workshop Senator Goldfinch conveyed his belief that the lease for the Marina will be renewed but was unsure about the cost per year. The Committee has plans for the Marina, however, the lease and the funding must come first before the Committee can move forward. The loan for the dredging will be paid off in early 2025. He stated that all BIYC owned dredge equipment that isn't needed by the contract dredger will be sold and the revenues used to offset part of the dredge cost.

Consideration of Internet/Cable Proposal from Spectrum

After some discussion Drew Smith moved and it was seconded to approve the Spectrum contract. The \$2800 which Spectrum will give to Regime III for signing the contract will pay for homeowner's installation fees. The motion passed unanimously. The estimated start of this service will take about 60 days since new cables will be run by Spectrum.

Unfinished Business

- A. Bank Erosion
President Young is seeking another bid for the repair.

- B. Screening for the Lift Station
The screening for the Lift Station is on the BIYC's agenda.

- C. Flex Tubing for Water Diversion from the downspouts
The BIYC maintenance person will be installing the tubing on downspouts soon.

New Business

Doug Maloy moved; Drew Smith seconded to repair the water valve in front of building #31. The motion passed 5-0.

Doug Maloy moved, and it was seconded to approve \$2700 for a Reserves Study of Regime III. The motion passed 5-0.

It was moved and seconded to put two more swales at buildings #26 and #27 to divert water from the front of the building. The motion passed 5-0.

Homeowner's Comments

After being asked about information on weekend rentals, President Young shared with the homeowners that since there are no restrictions about rentals in the Regime's Master Deed, there is no control over any rentals. Much discussion followed.

The meeting adjourned

*Approved
9/25/22
Barbara Payne*