

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

**March 28, 2021
Amended July 25, 2021**

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

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

The meeting was called to order at 10:05 am.

President Young shared with the homeowners the information discussed at the Board workshop held on March 27th. The draft budget for 2021-2022 was discussed and will be presented and voted on at the annual meeting in May. Several members from the Architectural and Landscape Review Committee surveyed Regime III building units to determine architecture policy compliance by homeowners.

The next step in completing Regime III policies is a review and updating of Regime Bylaws. Barbara Passmore will chair the project with the proposed completion date of May 2022. President Young asked for volunteers for the committee.

Agenda

The agenda was approved.

Minutes

Drew Smith moved; Ed Foster seconded to approve the minutes. The motion passed 6-0.

Treasurer's Report

Ed Foster moved; Shelly Brand seconded to accept the Treasurer's report. The motion passed 6-0.

Siding and Painting Project

The contractor begun residing building 31. A few items remain on the Punch List for building 28. The balconies on building 30 still need to be painted.

Rust has been seeping through the stucco on some of the buildings. The contractor has been treating this problem with a specialized paint to seal the stucco against the seepage.

It is estimated that RIII homeowners will have spent approximately \$150,000 on improvements to their units during this project.

We now have a gray stain that is approved for the IPE stained Front Porches .

Committee Reports

Maintenance Committee

Phragmite Control – Professional Lake Management will be doing the Spring spray in the next 60 days depending on the amount of growth during that time.

Siding Project- The Regime III Hardie siding, and painting project continues. Buildings 25,27,29 and 30 are finished. Building 28 and 31 are still in process.

Rainwater Drainage Issues – Units 251,253,254, and 261 have had gutter drains rerouted, retaining masonry installed and piped drain to a swale (ditch) to move rainwater to Lake Johnstone. The grates in the parking lot storm drains have been clogged with debris coming off the road. There is still no clarity on who is responsible for the cleaning of these drains.

Deck Approval on Unit #284. There are still issues that are unresolved with unit 284 deck construction. Screening plantings or cover have not been placed in front of the relocated AC condensing units; however, the homeowner has made a proposal for greenery plantings. The handrails are not in the specified IPE material. The rear gutter downspouts terminate onto the deck without proper extensions to move the rainwater away from the foundations. (This will be resolved with the new mandated guttering).

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. Screens can be installed over the new gutters if the homeowner desires.

Both the newly re-guttered buildings and the existing buildings must be monitored for clean gutters. Memos to all Regime III homeowners have been 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.

It was suggested that an information flyer describing the advantages of living in RIII be developed for use by Realtors for prospective buyers.

President Young suggested that after the completion of the buildings, the Regime should hire a roofing company to replace the diverters on all the units' roofs.

Architecture and Landscape Review Committee

There have been multiple requests for upgrades of individual units. As these requests decrease, more landscaping requests will be forwarded. The committee needs another member. Volunteers will be welcomed.

Social Committee

Sis Yoder shared that the Committee is proposing a July/August date for a RIII social at the Yacht Club.

Report of the BIYC Representatives

Ed Foster shared that reground asphalt has been laid on the road to the spoils area.

Currently the dredge and the booster pump are both temporarily stopped due to parts replacement. The BIYC allotted \$8000-\$9000 toward that repair. The dredge responsibility has now been turned over to the Marina Committee. The committee paid back a \$18,000 loan to the Yacht Club. In order to finish the dredge and open the marina, the Marina Committee asked BIYC for a loan. The BIYC Board will make a motion to loan \$25,000 to the Committee at the Board meeting today. Quarterly repayments will begin in six (6) months.

BIYC Committee

Insurance No Report

Security No Report

Unfished Business

The carpet stain problem in Unit 303 has been turned over to BIYC.

Further discussion about a reappraisal of RIII buildings is needed. It was suggested that that process begin in September by contacting an independent insurance appraisal.

Bob Yoder moved; Drew Smith seconded to ratify the following Board actions:

Unit 271 replacement of two sunroom windows and install a six-panel front door.

Unit 251 replacement of a storm door with white full-length glass.

Unit 262 replacement of a white tinted insulated window and sliding glass door.

Unit 261 Removing Pampas Grass, Oleanders and Red Tip bushes and create new plant beds around the unit. Install concrete edging stones around the beds in place of the brick border.

Unit 254 Replacement of railroad timbers in plant bed with concrete edging blocks. Remove a Sego Palm and replace dead rose bushes in the front bed.

Unit 294 Installment of a new sidewalk with the same the composition as other Regime walks.

Unit 312 Replacement of a storm door with white full-length glass. Install split glass sliding window in upstairs front bedroom. Install a new front door and new sliding glass door between dining area and patio.

Unit 284 Replacement of a sliding glass door, window and patio door, front stairs and porch

Unit 313 Add a new Sunsetter Gray awning.

The motion passed 6-0.

Stephanie Young is now the chairperson of the BIYC Landscape Committee.

Erosion of Lake Johnstone is worsening. President Young will write a letter to the Commodore about the problem.

President Young suggested that beginning in next year's budget, power washing of sidewalks once a year be provided to the homeowners. Yearly cleaning of the gutters should also be considered by the Board in next year's budget.

Additionally, drainage issues of Buildings 29 and 30 should be a priority next year.

The clean up of the Lift Station is important and President Young will contact the city about access and appropriate foliage to hide the area.

Homeowners' Comments

None

Adjournment

The meeting adjourned.

*Approved
July 25
Barbara
Pat Young*