

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

**May 23, 2021**

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

**Homeowners Present:** Glenda Smith, Fred Dyer, Sis Yoder, Stephanie Young, Don Tozzi, Carrie Tozzi, Rick Knight.

President Young called the Annual Meeting to order at 10:00am. He introduced Fred Dyer and Carrie Tozzi, the election inspectors.

In his opening remarks he talked about the Regime's busy year. After thanking the Board and Committees, he talked about the Regime's accomplishments for 2020/2021 year.

1. The completion of the siding and painting project. Six of the seven have been sided and five painted.
2. The installation of new improved gutters on all buildings. Four of the seven buildings have new gutters
3. The completion and dissemination of the Homeowners' Manual. The manual has been completed, disseminated and recorded in the Georgetown Registrar's Office
4. The balancing of the year's budget. It is anticipated that at the end of the fiscal year all construction cost of the project will have been paid
5. The increase of Regime III property values. The last two units sold at a significant increase over past sales.
6. The increase by Regime homeowners in compliance with architectural standards. Currently, 40 landscape and architectural requests have been processed.
7. The conduct of a social event for all Regime III resident. The event was rescheduled due to the virus for a weekend in October.

He complemented the homeowners for the continued renovation of their units. Over \$315,821 in additional homeowner renovations have been completed during the painting and siding project. He attributed this outstanding contribution to pride in the Regime's appearance and having a contractor who is accessible and willing to provide individual unit renovations.

**Minutes**

It was moved by Drew Smith; seconded by Doug Maloy to approve the minutes. The motion passed 5-0.

**Treasurer's Report**

It was moved by Bob Yoder; seconded by Drew Smith to accept the Treasurer's Report. The motion passed 5-0.

### **Regime Goals for FY 2021-2022 (See attachment for proposed action on goals)**

President Young shared with the Homeowners the goals that the Board proposed for the 2021-2022 year.

1. Increase property values in Regime III
2. Review and update Regime Bylaws
3. Reduce moisture content under buildings
4. Improve RIII landscaping/grounds aesthetics
5. Ensure RIII expenses do not exceed revenues
6. Increase RIII reserves by \$12,000 for FY 2021-2022
7. Begin a long-range plan for building maintenance
8. Power wash all sidewalks annually
9. Clean all gutters semi-annually

Doug Maloy moved; seconded by Barbara Passmore to approve the 2021-2022 Regime goals. The motion passed 5-0.

### **Regime III Annual 2021-2022 Budget**

After Barbara Passmore reviewed the proposed 2021-2022 annual budget, Doug Maloy moved. Bob Yoder seconded to approve the budget.

### **Committee Reports**

#### **A. Maintenance**

Phragmite Control – Professional Lake Management performed a thorough spray 5/18/21. A second spray in late summer, if necessary, has been budgeted.

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.

Sump pump replacement- The sump pump under Unit 261 was replaced last month and an electrician installed a dedicated 110V outlet under the condo to supply electricity to the pump. Prior to this work, the pump was operated from a receptacle in the back of the building.

Rainwater Drainage Issues- 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. A contractor needs to inspect and, if needed, clean out these runoff grates and related drain piping.

Leaking hose bibs and individual condo water shutoff valves. Regime III has several building hose bibs that are leaking water on the ground. It also has some condos without identifiable water shutoff valves. A plumbing contractor will be contacted to repair or replace the leaking hose bibs and give quotes for installing water cutoff valves where they are needed.

Deck Approval on Unit #284. There are still issues that are unresolved with unit 284 deck construction. Screening plantings have been placed in front of the relocated AC condensing units. However, 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 reguttered 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.

#### B. Architectural and Landscape Review

There were 40 architectural and landscape review requests during the year. Three units are not in compliance with the handbook requirements. Letters will be sent to those homeowners requiring compliance within 60 days.

#### C. Social

Sis Yoder and her committee have set aside October 23 as the Regime III Social.

#### D. BIYC and Marina Activities

Bob Yoder, the Regime's Representative to the BIYC Board of Stewards, reported that the dredge and booster pump was down for 30 days, but has been repaired and is now running. The BIYC Board approved paving the back gate service road with ground up asphalt,

There will be a July 4<sup>th</sup> celebration on July 3<sup>rd</sup>.

The vegetation on Lake Johnstone will be treated.

Ed Foster resigned from the BIYC Board and the chair of the Marina Committee.

#### **Ratification of Board Action between Meetings**

Bob Yoder moved; Drew Smith seconded to ratify the Board's previous action. The motion passed 5-0.

Unit 252	Plant Holly Ferns around a Sego Palm
Unit 282	Replace Storm and Patio Door
Unit 304	Replace tree and construct a stone border
Unit 315	Replace patio door and upstairs slider window
Unit 254	Construct stone edging and pressure wash and stain deck
Unit 284	Remove a bush by the Patio
Unit 262	Replace 3 sliding doors
Unit 251	Restain deck

Flood Insurance Coverage and Premium

The cost of Regime flood insurance increased from \$54,400 to \$57,700 for the current coverage. The Board decided to not increase the coverage until building evaluations have been made by an independent insurance company. Doug Maloy moved; Drew Smith seconded to approve the distribution of invoices to individual homeowners with the due date of June 30<sup>th</sup>.

**New Business – None**

**Election Results**

Carrie Tozzi presented the election results. Bob Yoder and Doug Maloy have been elected for three-year terms.

**Homeowner Comments**

The following topics were discussed: purchasing playground equipment, trimming of bushes, spreading of mulch.

**Adjournment**

Drew Smith moved; Doug Maloy seconded to adjourn. The motion passed 5-0.

*approved*  
*7/25/21*

*Barbara Passmore*

**2021-2022**  
**R III Proposed Goals**

- I. Increase property values in Regime III**
  - A. Complete siding/paint project
  - B. Continue active focus on Architectural and Landscape Review
  - C. Develop and disseminate a Realtor's handout highlighting R III advantages
- II. Review and Update Regime III Bylaws**
  - A. Publicize changes, membership approval at 2022 Annual Meeting
- III. Reduce moisture content under buildings**
  - A. Correctly install diverters on all buildings
  - B. Install proper drainage from all downspouts
  - C. Ensure proper moisture barriers exist under all units
  - D. Create swales to drain excess water to Lake Johnstone
- IV. Improve R III Landscape/Grounds aesthetics**
  - A. Establish a committee charged with developing and implementing a plan to beautify common area R III flower and shrubbery beds, remove dead trees and address overgrown shrubbery with owners
  - B. Screen R III/RCC/Little Pool lift station from view
  - C. Remove trash and debris from lift station
  - D. Continue phragmite and other growth control to conserve panoramic views of the Winyah Bay
- V. Ensure R III expenses do not exceed revenues**
- VI. Increase R III Reserves by \$12,000 for FY 2021-2022**
- VII. Begin a long-range plan for building maintenance**
  - A. Scheduled power washing
  - B. Scheduled repainting of all buildings
- VIII. Power wash all sidewalks annually**
- IX. Clean all gutters semi-annually**