

# BELLE ISLE YACHT CLUB

## REGIME I ANNUAL MEETING

MAY 26, 2019

BOARD MEMBERS PRESENT: Carol Mason McMeekin, Judy Troup, Lonnie Jones, Vaughn Clarke, Britt Marsh, Jay Thompson, Kathy Rodriguez

The Annual Regime I Board Meeting was called to order. Minutes from the 3/24 meeting were accepted.

Carol McMeekin stated that much was accomplished in the past year. The sitting area in Mayrant Bluff was completed. Some parking issues were resolved but some are still ongoing.

FINANCIAL: Judy Troup advised that our reserves are healthy; this year the Richter Unit sold and the regime was able to recoup the insurance fees and dues that were owed.

Judy Troup then suggested that in regard to roofing, instead of having each building come up with the \$3/4,000 necessary to reroof, we raise the regime fees by \$15.00 per month and commence with the project now. This raise would be in effect until the roofs were paid for and the reserves built up. Vaughn Clarke said that the cost of repairs would most likely be cut by 30 - 50% when the new roofing is done. Also, if we start the roofing project now, Butler Roofing has agreed to re-roof the Rice Canal Club, the Pool House and the Front Gate structure for free. The motion was passed and the budget and raise were approved.

Once the reserves are built up, we will commence the next project which would be painting the wooden trim on all Regime I units.

VOTES: Ballots had previously been sent to all members:

1. To vote for three members to be on the board;
2. To vote whether the entire Regime should get flood insurance, or whether those units in the flood zone get insurance, the cost of which would be divided up amongst all the members, or whether the risk of flooding was not sufficient to warrant a blanket flood insurance and that those in the flood zone individually acquire flood insurance either through FEMA or privately at their own cost.

Judy Troup and Kathy Rodriguez moved to the back of the room to count votes and the results were:

1. Incumbents were: Carol Mason McMeekin, Vaughn Clarke and Mollie Moxley.
2. Units in the flood zone that require flood insurance will do so at their own expense.

DECKS: Nancy Gibbs addressed the members of Regime I, pointing out that the original developers created the Master Deed in order to protect the land, preserve the beauty of Belle Isle and to insure privacy for its members. She also said that in the beginning everyone had a screened porch but over the years many members enclosed the porches to add living room

space. She implored the members not to build decks in order to maintain the integrity of the community and the original purpose of the Master Deed. Carol McMeekin said that the Master Deed requires a unanimous vote to be changed and, therefore, the matter of building decks was moot.

Jerry Beamon asked if the Master Deed could be changed and Carol said with great difficulty and expense. Marc Lorson questioned the insurability of sliding glass doors on the back of the enclosed units and Mac McAllister said that railing can and have been placed inside and outside of the doors to ensure that unattended children come to no harm.

UNIT 162: Lonnie stated that the prospective buyer wants the Regime to pay for repairs to the front and back porches. He also took it upon himself to have a stucco report prepared and would like to the Regime to pay for stucco repairs as well. The Board feels that these matters should be taken up with the seller, not the regime.

TRAFFIC: Fran Muldoon reported that the through traffic in Peter Horry Court has increased do to there being a one sided speed bump on Belle Isle Road. Lonnie said that they would look into the matter and either have a full speed bump or have the speed bump removed.

A motion to adjourn the meeting was passed.

Respectfully submitted.

Kathy Rodriguez