

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

**JULY 25, 2021**

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

**Homeowners Present:** Glenda Smith, Sis Yoder, Stephanie Young, Jeff Harmon

The meeting started at 10:10 with President Young talking about the siding project. Two buildings, 26 and 31, remain unfinished. Building 28 still needs some minor repairs. Units in Regime III are presently selling at or above the asking price. New owners include Weirs in Unit 311 and Vividitches in Unit 271.

**Agenda**

It was moved and seconded to approve the agenda. The motion passed 6-0.

**Elections**

Bob Yoder moved; Drew Smith seconded to elect the following officers:

President	Charles Young
Vice President	Drew Smith
Secretary/Treasurer	Barbara Passmore

The motion passes 6-0.

**Minutes**

Bob Yoder moved; Shelly Brand seconded to approve the minutes. The motion passed 6-0.

Barbara Passmore moved; and it was seconded to amend the following sentence in the March 28 minutes, "We now have a gray stain that is approved for use on wood decks" and replacing it with the phrase "the IPE-stained front porches". The sentence will now read "We now have a gray stain that is approved for the IPE-stained front porches". The motion passed 6-0.

**Treasurer's Report**

Barbara Passmore clarified the expenditures for both May and June. In reviewing the June 30 financials, it was noted that several line items were over budget, however, the Regime came in approximately \$18,000 underbudget due mostly to less maintenance expenditures. Funds in the Reserve Account on June 30 appear very low. This is due to the depositing of homeowner's flood payments after sending the payment for the flood insurance. This will be corrected in the July statement. Barbara Passmore moved; Ed Foster seconded to accept the June financials. The motion passed 6-0.

Barbara Passmore moved and was it seconded to amend the 2021-2022 budget by adding \$30,950 to the line item "Siding paint project" and subtracting \$30,950 from the reserves and put it in the Reserve Draw Down line item. The motion passed 6-0.

## **Siding and Painting Project**

The outside lights have been installed on Building 28. Bldg's. 26 and 31 lights still need to installed. All will need paint touchup on the wall to cover old light base area.

## **Committees**

### **Maintenance**

Phragmite Control – Professional Lake Management has been asked to conduct another spray when there are dry conditions.

Siding Project - Building 25, 27, 29, and 30 are finished. Buildings 28,31, and 26 are in process. Building 28 should be completed in the next two weeks with only gutters and minor work remaining.

Rainwater Issues – Building 30, Units 302 and 303 had front gutter downspouts piped underneath the building to drain into 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. A contractor needs to inspect and, if needed, clean out these runoff grates and related drain piping. In the new fiscal year, an evaluation of both rain runoff and “under building” moisture is needed to better handle water management and reduce moisture in the buildings’ crawlspaces.

**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. At the conclusion of the residing project existing roof rain diverters will be reevaluated to assure the water is directed to the gutter systems.

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.

### **Architectural/Landscape Review**

Shelly Brand reported that requested architectural changes have slowed. The Committee expects landscaping requests to increase. The Committee is working on a non-compliance list for homeowner attention.

### **Social**

Sis Yoder reported that no date has been set for the Regime Social.

## **BIYC Report**

The Yacht Club property manager will be retiring on October 1<sup>st</sup>. The Executive Committee of the Board of Stewards, Andy Barringer, Marina Committee Co-Chair and a Miriam Swiler an experienced Human Resources person will comprise the Search Committee. The Committee will revise the job description, advertise, and recommend candidates to the Board.

There have been several homeowner infractions which the Board of Stewards discussed and imposed fines and suspensions on the individuals.

The rebuilding of the stairs at the Yacht Club is still in progress. The surveillance system operation is also in progress. The Marina to open next week. The property line at the front gate has been surveyed and alternatives to the large bushes on right at gate exit are being considered. An Infrastructure Committee has been established for future maintenance and construction.

The BIYC Officers for 2021-2022 are:

Commodore	Charles Young
Vice Commodore	Jeff McKay
Pursar	Judy Troup
Adjutant	Elizabeth Wall

#### **BIYC Committees**

Insurance      No Report

Security        There was a report, and no action has been taken

Finance        No Report

Landscape     Stephanie Young reported that the Committee will be focusing on the landscaping of the Belle Isle Common Grounds, not the Regime grounds, Marina or Battery White.

#### **Unfinished Business**

There are still discussions occurring about the vegetation and erosion of Lake Johnstore. The manager has requested an opinion from the lawyer about the ownership of the lake. The screening of the RIII Lift Station is still in progress.

Ed Foster moved; Shelly Brand seconded to ratify the following actions by the Regime Board:

Drainage for units 302 and 303 front gutters to rear of Bldg.

Homeowner to Power Wash and Stain Unit 272 deck

#### **New Business**

Ed Foster discussed the patio problem of Unit 304. Drew Smith suggested that an architectural engineer look at the problem.

#### **New Committees**

The Bylaws Committee consists of Barbara Passmore, Drew Smith and Larry McIntyre. The Architectural and Landscape Review Committee will be developing a Landscaping plan.

**Adjournment**

Drew Smith moved; Shelly Brand seconded to adjourned. The motion passed 6-0.

*approved  
Barbara  
Passmore*