

BELLE ISLE YACHT CLUB
REGIME III
BOARD OF DIRECTORS' MEETING

August 2, 2020

Board Members Present: Charles Young, Drew Smith, Barbara Passmore, Bob Yoder, Ed Foster, Shelly Brand, Doug Maloy

Homeowners Present: Glenda Smith, Sis Yoder, Peggy Knight, Rick Knight

President Young began the meeting at 10:00am and welcomed Barbara Passmore to the Board. He shared with the Board and homeowners the Regime goals that were set for the 2019-2020 year and the progress toward those goals.

1. Replace remaining wood siding on all Regime III buildings with Hardie Siding
2. Change color of buildings
3. Develop a Homeowner's Manual consolidating rules, regulations, policies and procedures into a single document for use by homeowners and prospective buyers
4. Operate the Regime within a balanced budget
5. Plan and hold a social event for all members

Election of Officers and approval of Committee Chairs

Doug Maloy moved; Drew Smith seconded to approve the officers: Charles Young, President; Drew Smith, Vice President; Barbara Passmore, Secretary/Treasurer. The motion passed 6-0.

Drew Smith moved; Shelly Brand seconded to approve the representatives to the Board of Stewards: Bob Yoder, Ed Foster. The motion passed 6-0.

Drew Smith moved; Shelly Brand seconded to approve the following Committee Chairs: Drew Smith, Maintenance; Shelly Brand, Architectural and Landscape Review; Sis Yoder, Social. The motion passed 6-0.

Agenda

Drew Smith moved; Doug Maloy seconded to approve the agenda. The motion passed 6-0.

Minutes

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

Treasurer's Report

After a brief review of June by Barb Passmore, President Young reviewed the 2019-2020 financials. Although \$89,933 was expended in 2019-2020 over income because of the siding and painting project, the loan covered this amount. At year's end RIII had approximately \$26,900 unspent in the 2019-2020 budget of which almost half was saved because of diminishing maintenance repairs. (Maintenance was budgeted for \$35,000. Only \$22,385 was expended out of that line item.) If this trend continues (excess funds at the end of the fiscal year), the Regime may be able to pay down the loan at the end of the loan period. The Regime still has \$154,000 to pay the contractor for work to be completed for the project.

Drew Smith moved; Doug Maloy seconded to accept the report. The motion passed 6-0.

Report on Progress of Siding Installation and Painting Project

President Young shared that the project is proceeding slower than expected because of additional repairs and renovations that homeowners are asking the contractor to complete.

Consideration of Homeowner's Manual

After a great amount of research from governing documents, old maintenance manuals, homeowner codes and BIYC rules and regulations, the Homeowner's Manual Committee, Drew Smith, Shelly Brand, Charles Young, Barbara Passmore and Stephanie Young, compiled the completed Manual.

Shelly Brand gave a brief overview of the material included in the manual for architectural and landscape review. Drew Smith presented steps involved upon receiving a maintenance request from a homeowner. He added that this is an evolutionary document and is meant to provide better communication and education for the homeowner about the rules and regulations of the Regime. President Young shared with the Board several additional sections in the manual. Doug Maloy moved, and it was seconded to approve the manual. The motion passed 7-0. Ed Foster joined the meeting as the 7th Board member.

Committee Reports

Maintenance Committee

Phragmite Control – PLM sprayed on May 13 and may be back in September predicated by weather/weed growth. Ed Foster shared that BIYC has asked the complex landscaper to address the issue of the floating islands in Lake Johnstone. Drew Smith stated that he had requested and received a quote from Professional Lake Management to eradicate the water hyacinth growth in the lake. He emailed the quote to the BIYC Commodore, hopefully to take action.

Siding Project- (carryover) The Regime's Hardie siding and painting project continues on the buildings. Building 25 and 29 are almost complete. Building 27 is sided and painting is almost complete. Some front steps will need to be replaced at homeowners' expense. Building 30 is underway and painting will start when the siding is finished.

Pending Work – Unit 273 sewer drain line was dug up and tree roots were found in the tee of the Rice Canal Club drain intersection of Bldg. 27 and 28. Repairs were made to eliminate that stoppage. BIYC may reimburse the Regime for part of the repairs.

Unit 251 and 253 have a history of standing rainwater on the walkways and patios during heavy rains, A contractor has made some repairs in the drainage and installed a pump to divert this water with a piping system. The pump has proven not to be of capacity to handle the amount of water that must be moved in a downpour. Work continues to get this issue resolved.

Another issue that needs investigation is the storm drain grates along the sidewalks and in paved parking lots. These grates are clogged with debris from the roads. The Maintenance Committee will investigate having these drains inspected and purged of any debris.

Deck approval of Unit 284 is still unresolved. No screening plantings or covers have been placed in front of the relocated AC condensing units. The handrails are not the specified IPE material. Cable and telephone junction boxes are left hanging from the wires after being removed from the wall when the deck was installed. Although the owner has been alerted to these issues and no final approval has been given, nothing has been done to correct these issues.

New gutters are being installed on the resided and painted buildings. It is hoped that each building being resided will also have new commercial gutters installed and downspouts paid for by each homeowner. Screens can be installed over the new gutters of the homeowner's desires.

Regime III homeowners must be reminded that keeping rain gutters and downspouts clear of debris is the homeowner's responsibility. They are advised to monitor gutter conditions and, if necessary, pool resources with other owners in their building to have the gutters cleaned. Bob Yoder will schedule another gutter check later this year.

Architectural and Landscape Review Committee

Shelly Brand shared the recommended outdoor lights with the Board. Shelly Brand moved and it was seconded to approve the purchase of the following exterior lights for Regime buildings:

Quoizel Crusade 11" @ \$74.95 each

Quoizel Crusade 17.5 @ \$119.95 each

The motion was passed 7-0.

Social Committee

Sis Yoder said there were no plans for a social because of the COVID 19 virus.

Report of BIYC Board of Stewards Activities

Bob Yoder stated that BIYC will provide \$850 toward the RIII expense of clearing roots out of the sewer lines between buildings 27 and 28. After some discussion, Drew Smith suggested that Regime III write a letter of appeal to BIYC detailing the stoppage and the work that was completed.

Bob Yoder also shared items on the agenda of the Special Meeting August 14, 2020 at 5:00. There was some discussion on requiring wrist bands at the pool and the beach house. Also, there is a proposal for changing the status of rentals, of less than 30 days, not having amenities privileges.

Ed Foster and Bob Yoder discussed the dredge. The motor on the dredger was damaged and BIYC is purchasing a new motor for \$8,000. The repair should be completed in 10 days. The plan is to keep the old engine to rebuild later as a backup.

The grill may be open in 20 days.

Unfinished Business

President Young highlighted the unresolved deck construction problems on Unit 284.

New Business

Bob Yoder moved, Shelly Brand seconded to approve Unit 313 's new windows, door and storm door. The motion passed 7-0.

Bob Yoder moved, Drew Smith seconded to approve the upstairs front window, ½ slider and ½ glass pane in Unit 293. The motion passed 7-0.

Bob Yoder moved; Doug Maloy seconded to approve new windows in Unit 303. The motion passed 7-0.

Doug Maloy moved, Barb Passmore seconded to approve a new window ½ slider and ½ glass pane in Unit 301. The motion passed 7-0.

President Young mentioned receiving a request from Unit 284 for a new patio door. The request didn't meet the required specifications for the door and the request was returned July 17 to the homeowner with the stated requirements. The request has not been resubmitted.

Homeowners' Comments

None

Adjournment

Drew Smith moved; Ed Foster seconded to Adjourn. The motion passed 7-0.

Barbara Passmore, Secretary