BELLE ISLE YACHT CLUB
REGIME III
MEETING
SEPTEMBER 25, 2022

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

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

I.Welcome and Remarks

President Young welcomed everyone then talked about some of the repairs completed for BIYC: (1) the Yacht Club stairs, (2) the culvert on the Turner's property, (3) the sink hole in Belle Isle road, and (4) the RCC's damaged deck, stairs, and ramp. Additionally, the Tennis Court lights were removed, and the Turner property mowed.

II. Agenda

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

III. Minutes

Barbara Passmore moved; Doug Maloy seconded to approve the minutes. The motion passed.

IV. Treasurer's Report

Barbara Passmore noted that the accountant had not yet updated the Reserve Line Item in the 22/23 budget and was still only moving $1433 into Reserves, not the $2000 listed in budget. After more discussion, Barbara Passmore moved; Doug Maloy seconded to approve the Treasurer's report. The motion passed 6-0.

V. Committee Reports

Maintenance

Phragmite Control - A quote from Hayes Williams of $400-$500 on a method of killing off the scrub trees between the large oak trees and the bay is being considered. A discussion with Mr. Turner is needed since this is his property. Once treated, it will take weeks for the trees to defoliate and start to decay.

Rainwater Issues- The Regime continues to minimize rainwater run-off under the buildings. This is a priority in the 2022-2023 fiscal year. The Regime is waiting on the contractor to install diverters on the back roofs of some units to direct rainwater into the gutters. The BIYC maintenance person will be checking downspout drainage and installing more drains, as necessary.

Gutter Inspections- After completion of the siding and painting project, the Regime

budgeted new gutters to be inspected and cleaned in September. Discussions are ongoing with the BIYC maintenance person about a quote for the job. Gutters that were installed with screens will probably not need cleaning after an inspection. Particular attention will be given to gutter under overhanging tree.

Power Washing Sidewalks – The RIII budgeted power washing of the walkways is almost complete. The BIYC maintenance person is doing the work as he has time available.

Water Supply Line Leak – Building 31 has a water supply line leak. A tractor will be required to lift a section of walkway and excavate, the leak will be repaired, and the ground recovered. This repair estimated cost is $1500 to $1800. The contractor is on another project and will begin soon.

No roof leaks have been reported in the calendar year 2021 and so far in 2022. **Homeowners must contact the Regime immediately if a roof leak occurs so a contractor can be contacted. Please keep in mind that the roofing company's warranty is not valid in wind driven rain (i.e., hurricanes) storms.**

Newly re-guttered buildings must be monitored for clean gutters and diverters. It is highly recommended that homeowners install gutter screens. Memos to all Regime III homeowners were circulated stating that gutters and diverters 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 the homeowner's expense.

There was some discussion about the color of possible composite materials for the decks and railings.

Architectural
Some Door trims and miscellaneous other items need attention. Front awning colors and other notices need to be sent to the owners that remain in non-compliance.

Social
The committee needs some suggestions on a theme for our next event.

Bylaws
After taking into consideration the Attorney's Comments, the Committee finished the revision of the Bylaws. Late in January or early February is the projected date for seeking approval by the membership.

Homeowners Manual
The committee is revising the manual to update various sections. The document will be revised in digital form to incorporate the necessary changes and then forwarded to the Board for approval.

VI. Ratification

Barbara Passmore moved; Shelly Brand seconded to approve the window replacements for dwelling 315. The motion passed 6-0.

VII. Report of BIYC Activities

Bylaws: The first meeting of the BIYC Bylaws will be September 30.

Landscaping: Stephane Young shared that the planter by the mailboxes will be moved to its permanent location. The Memorial Garden needs work. A soil sample will be taken to determine the type of foliage to plant. Flowers may be planted on the back side of the garden.

PLM has again sprayed the phragmite behind the Yacht Club and large pool. The company also sprayed the rice canal.

Marina: The Board of Stewards will be voting on a motion to provide a line of credit ($300,000) available for the Marina Committee during the dredge. There will be no Special Assessment for homeowners. The Attorney is pursuing the renewal of the Marina Lease.

President Young thanked Doug Maloy, as chair, for his work with the Marina Committee.

VIII. Unfinished Business

Bank Erosion: Four bids have been received for the repair of the bank erosion on Lake Johnstone but are very expensive, so President Young will contact another contractor for a bid.

Under Unit Moisture Control: Two more swales are needed behind two units in Building 26 which should improve the moisture level under that building.

Internet/Cable Installation: The installation of the internet and cable by Spectrum should be completed by November 30.

Reserves Study: A study is being conducted on the Regime to determine the amount of reserves the Regime needs to maintain for emergencies or special projects. The report will be available this fall.

IX. New Business

Bob Yoder moved; Shelly Brand seconded to approve the 2022-2023 revised budget. The motion passed 6-0.

X Homeowners' Comments: Concern was voiced about a Board of Directors' attendance.

XI. **Adjournment:** The meeting adjourned at 11:45.

approved Dec 4
Barbara Passmore