

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

September 26, 2021

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

Homeowners Present: Sis Yoder, Stephanie Young, Fred Dyer

Adoption of Agenda: Bob Yoder moved; Ed Foster seconded to approve the agenda. The motion passed 5-0.

Minutes: Barbara Passmore moved; Bob Yoder seconded to approve the minutes. The motion passed 5-0.

Treasurer's Report: After a review of the current financial report, it was moved and seconded to accept the report. The motion passed 5-0.

Report on Progress of Siding Installation and Painting Project: The contractor agreed to install three patio doors and complete the painting of Building 26 this week. A handy man will adjust the outside lighting and touch up the stucco behind the lighting.

The Regime has a quote for a swale to be developed between 303 and 304 in order to direct water from underneath the units to Lake Johnstone.

Committees

Maintenance - Phragmite Control – Professional Lake Management was here to conduct another spray; however, they were unable to spray because of winds. They will return soon.

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.

Outside Hose Bibs - Units 271, 314, and 315 are scheduled for a plumber to repair or replace leaking hose bibs. Also, Unit 314 will have a new water supply shutoff valve installed in front of the unit. The current valve is in the front yard about 4 feet below ground level. The Regime will pay the cost.

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. Once clarified who is responsible for the cleaning of these drains, a contractor can 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. It is recommended that this item be added to the next meeting’s agenda.

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 and Landscape Review No Report

Social The social will be postponed until spring because of the virus.

Bylaws Barbara Passmore shared that the committee had reviewed and revised two-thirds of the document. Once the revision has been completed, Larry McIntyre will review the document and then it will be reviewed by the Regime III Board.

Report of BIYC Board of Stewards Activities Charles Young reported on the Manager's Search. There are two candidates who were interviewed. The Board will meet again after additional information is available to discuss the pros and cons of each candidate.

A contract has been signed to rebuild the front and side steps of the Yacht Club building.

BIYC Committee Reports

Insurance No Report

Security No Report

Finance No Report

Landscape Stephane Young reported that the weeds in Lake Johnstone will soon be sprayed. The Azaleas and Palms in some of the regimes have not been properly trimmed. The Landscape contract was signed without the Board of Steward's approval.

Unfinished Business

The city of Georgetown needs to be contacted about securing a fence around the lift station next to the Regime property. Once the fence is in place, the Regime will investigate landscaping around the station.

New Business

After a discussion about soliciting an independent insurance appraisal for the Regime III buildings, it was decided that the Board will wait until after a presentation by the BIYC insurance agent at the next Board of Stewards' meeting before making a decision.

There was a discussion about the sinking patio in Unit 304. No action was taken by the Board.

Adjournment It was moved and seconded to adjourn. The motion passed 4-0.

approved 12/5/21
Barbara Pasumare