

**BELLE ISLE YACHT CLUB**  
**REGIME III**  
**BOARD OF DIRECTORS' MEETING**  
**September 27, 2020**

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

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

**Agenda**

President Young began the meeting by asking for a motion to approve the agenda. Bob Yoder moved; Drew Smith seconded. The motion passed 7-0.

**Minutes**

Doug Maloy moved; Drew Smith seconded to approve the minutes. The motion passed 7-0.

**Treasurer's Report**

Barbara Passmore explained several transactions during the month. Charles Young mentioned that he is holding the siding and painting contractor's check until Building 30 is finished. It is hoped that the building will be completed in early October. With the decrease in maintenance costs, it appears that the Regime will finish the building and siding project without borrowing additional money.

Barbara Passmore moved; Doug Maloy seconded to accept the report. The motions passed 7-0.

President Young shared the Homeowners Manual with the Board and homeowners. He thanked all who provided input to the document: Barbara Passmore, Shelly Brand, Stephanie Young, and Drew Smith. The document will be register with the Georgetown County Register of Deeds and put up on the Belle Isle website.

**Committees**

**Maintenance:** Phragmite Control – PLM sprayed on May 13 and again on September 4th. It rained for two days after the spray and much of the vegetation was not eradicated. The Board decided that another spraying was needed. Drew Smith will contact PLM to schedule an additional application.

**Siding Project- (carryover)** The Regime's Hardie Plank siding and painting project continues. Buildings 25,27 and 29 are finished except for some touchup and cleaning. Building 30 is currently being painted. Many homeowners have upgraded their units concurrently with the siding and painting project. Building 28 is next in line for the project after the first four buildings have been completely finished.

Pending Work – Unit 313 had a roof leak that was repaired weeks ago. Since then the interior sheetrock sagged when it dried and eventually the seam taping came loose in a 45 sq. foot area. A contractor has given a quote and Butler Roofing has already sent the Regime a check to cover the expense. This work should be completed in the next few weeks. A standpipe in the front yard of Unit 314 had the lid removed and an additional plastic extension was added by someone. The pipe will be recapped, and some fill dirt placed around it.

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 the capacity to handle the amount of water that must be moved in a downpour. A larger drainpipe will have to be laid in the ground from the low area to a gravity drain to the lake. Work continues to resolve this issue.

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. Responsibility of the grate cleaning is unclear, the Regime? or BIYC?.

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.

**Homeowners are asked to contact a Committee member or President immediately if a roof leak occurs so the contractor can be contacted. The roof warranty is not valid in wind driven rain (i.e. hurricanes) storms.**

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.

Don Tozzi has joined the Maintenance Committee.

**Architectural:** There are a lot of applications for replacement of windows and patio doors.

**Social:** The Regime Social is still on hold because of the virus.

### **Report of BIYC Board Activities**

During a recent inspection by the Fire Marshall, the fire hydrant at the end of Regime III (plus several others) were found to have extremely low pressure. This is a concern for the Regime because of possible fires, although there are backup dry hydrants available if necessary. It is hoped that BIYC will

hire an engineer to monitor the water system and determine what to expect from our system. Next week the Fire Department will be here to check the regular and dry hydrants.

Landscaping is now complete at the front gate. The Grille is open and doing very good business. There was some discussion about the drainage in the Beach House parking lot.

BIYC will be investigating the possibility of televising the work sessions and Board meetings.

The dredging is ongoing. There is about 5 feet of water above the silt in the dredged marina ditch.

An invoice of the sewage stoppage between buildings 27 and 28 needs to be presented to the Board for reimbursement of \$800.

### **Unfinished Business**

Bob Yoder sent a request to BIYC to trim the live oaks on units 272,273 and 281. The BIYC manager responded that it was the Regime's responsibility. This evolved into a discussion about the ownership, liability, and care of the trees in the complex. It was suggested that the Board reps bring this item to the BIYC Board later today.

### **New Business**

The following actions were approved by the Board via email. Below are motions ratifying those actions.

Barbara Passmore moved; Shelly Brand seconded to approve the installation of 5 white Low E tinted windows replacing existing old one in Unit 253. Installation is to be performed by a license contractor with no change in the architectural appearance. The motion passed 7-0.

Drew Smith moved, Shelly Brand seconded to approve the installation of upstairs and downstairs bayside windows in Unit 281. The motion passed 7-0.

Doug Maloy moved; Shelly Brand seconded to approve the replacement downstairs sliding glass door between the dining area and patio with a Low E white slider as well as a new patio door. (6 panel fiberglass) in Unit 304. The motion passed 7-0.

Doug Maloy moved; Shelly Brand seconded to approve the replacement of one upstairs bayside window with a white Low E window and upstairs front sliding glass door with a glass panel in the bottom and a sliding window on top in Unit 302. No architectural change is involved. The motion passed 7-0.

Shelly Brand moved; Ed Foster seconded to replace the front upstairs slider with white Low E glass panel on the bottom and sliding glass windows on top and replace patio door with a six panel fiberglass door with stainless hinges and brushed nickel knob and lock set in Unit 303. The motion passed 7-0.

Doug Maloy moved; Shelly Brand seconded to approve replacements in Unit 262 of three large windows and a white storm door on the condition that no architectural changes are involved. The motion passed 7-0.

Drew Smith presented the termite report. He will contact units which were noted in the report as having issues.

Unit 253           The sump pump has a broken drain line.

- Unit 272 The dryer vent is disconnected in the crawl space.
- Unit 273 The dryer vent is disconnected in the crawl space.
- Unit 301 There is hanging insulation from the floor beams. The water content in the crawl space is 24% and there is discoloration near the commode.
- Unit 302 There is discoloration near the commode. There is carpenter bee damage in the shed.
- Unit 303 The moisture content in the crawl space is 28%. There is discoloration near the bathroom.
- Unit 311 Foam insulation is covering the floor beams and subflooring, preventing inspection of most of the substructure. This is an issue with the termite inspection.
- Unit 315 Insulation material and debris are strewn throughout the crawl space.

**Homeowners Comments** None

**Adjournment**

It was moved by Drew Smith, seconded by Barbara Passmore to adjourn. The motion passed 7-0.

*Barbara Passmore*