

BELLE ISLE YACHT CLUB
REGIME I
BOARD MEETING MINUTES
January 24, 2021

Members present: Lonnie Jones, Judy Troup, Vaughn Clark, Carol Mason McMeekin, Elizabeth Wall. Excused: Kathy Rodriguez

Quorum present

The meeting was called to order at 12:05 pm.

Secretary's Report: The secretary being ill did not have minutes from the September 2020 meeting available to approve.

Treasurer's Report: Judy Troup presented our financial status: Current operating \$39,194.67, Current reserves \$214,018.00.

Insurance payment is due and will be paid out of reserves and replenished by owner payments.

The maintenance budget is \$8,000.00 over budget as there have been many repairs. Some repairs have far exceeded the estimated cost as work started has revealed underlying problems, some the result of owner neglect and some due to previous poor workmanship.

ACTION TAKEN: Motion to freeze the reserves at \$214,000.00. Continue to place \$4182.00 monthly into the reserves with the understanding that the additional funds may be used to complete maintenance work presented in maintenance requests until June 30, 2021, at which time our new budget year will begin. Work will be limited to safety and water damage issues. Judy motion, Vaughn second. Motion carried.

Judy further explained that we are required to maintain a reserve account of 70% of our yearly budget. However, we want to maintain as much as possible as we are facing a large and necessary project to restore the stucco on our buildings.

President's comments:

Insurance due: Reminder that insurance installment of \$500.00 is due January 30, 2021 and the remainder will be due February 20, 2021. The YC insurance committee is in the final stages of securing our carrier. As soon as the premiums are known, the office will provide each of you with an invoice. Please pay promptly as the regime has to front the payment. The full amount usually runs around \$90,000.00 plus.

Asphalt paving: The large area in the Canvasback Cove parking area is on schedule to be repaved. This is a YC repair as the utility repair was on a main YC line.

Speed Bump on BI Road: The placement of the speed bump on BI road has received complaints from several residents of Bamboo Loop. Lonnie explained the need to slow traffic and the location was selected because of the narrow passage in that area. He stated that the YC would look to see if another location will be as effective.

Pooping Dogs: we continue to have complaints regarding owner's failure to clean up after their dogs. I even received a picture of one culprit and his dog in the act. Please have respect for your neighbors and be responsible.

Exterior building concerns: Unit 72 will be asked to remove the accessible ramp in front of the unit. Construction of ramps need approval and are to be removed when no longer in use. They are a modification of common property.

Door Colors: There is a list of approved door colors at the office. Additionally door styles are required to conform and should be six panel doors. Several owners have chosen to paint the doors a non approved color and/or selected an alternate door style without seeking regime approval. At this time as long as the color or door is not offensive to owners or neighbors we are not requesting a change since we will be looking at painting our buildings with a possible change in paint colors.

Fire Pit: Everyone has probably noticed the firepit in the common area at Canvasback and Mayrant Bluff. Several owners asked permission to place the firepit so that neighbors could gather and stay warm.

Unfinished Business:

Maintenance: The maintenance chairs, Fran and Chris, continue to work hard to address maintenance requests. However, as mentioned earlier, we have truly exhausted our budget. For the last 8 or so months much has been accomplished, but the truth remains that we are addressing neglect and poor workmanship that has accumulated over 20plus years. There is not enough money in our budget to correct everything but we will continue.

Roofs: No one more that I will be happier to never mention roofs again. While great progress has been made we continue to have leaks. Some from the roofs and unfortunately, some from defects exposed by the roof installation.

The board met with Butler Friday, January 22, 2021 to discuss a final approach to questions of leaks and proper ridge vent installation. A decision was made that, as performed in Regime 2), Butler will examine each unit to address roof issues and certify correct installation of ridge vents. A Belle Isle representative will accompany Butler and owners are encouraged to attend as well. A schedule will be set up and owners will be notified in advance.

Action Taken: Motion by Lonnie: Regime 1 and Butler Roofing reached an agreement on January 22, 2021 to complete all defective roofing work and certify that all ridge vents are installed properly and meet recommended specifications. That the work will begin February 1, 2021 and will continue on a daily basis with an anticipated ending date in 10

weeks. Upon completion, Regime 1 will be provided a report of each unit including pictures.

To ensure completion of the work, the following applies:

Failure by Butler to begin February 1, 2021 or to stop work without cause, will result in immediate action:

1. Regime 1 attorney will be notified to begin action.
2. A formal complaint will be filed with South Carolina LLR

All units will receive a followup inspection by the County or an independent inspector.

Second by Vaughn
Motion carried.

Water Issues: There are still water issues under units that must be addressed. These are from our Termite Report from last year. I also had a report that there is water running under unit 21 that needs to be investigated.

Stucco: Repair and repainting of our stucco is our next large and necessary project. Our stucco has been neglected and is in terrible disrepair, crumbling and letting water seep into the walls.

A Stucco Refurbish Committee has been formed with members: Elizabeth Wall, Lonnie Jones and Vaughn Clarke. If you have interest in serving, please notify one of these members.

Pressure Washing: Will be done prior to stucco repair.

Painting: Limited until new color shades are chosen.

Architectural Committee: Composed of maintenance committee and board. Please refer to our maintenance guidelines and seek approval for every alteration or modification to limited common and common property.

Social Committee: Working to establish a committee
New Business:

Additional Parking: Several areas are being looked at for additional parking.

Board Vacancy: Board vacancy will not be filled until elections.

Adjournment: Judy moved that the meeting be adjourned. Seconded by Lonnie. The motion carried.

Minutes respectfully submitted by Carol Mason McMeekin, for Kathy Rodriguez, Secretary, Regime I

Carol Mason McMeekin