Regime 1 Board of Directors July 24, 2020 Meeting Summary

The Board of Directors for BIYC Regime 1 met in the Yacht Club due to an HVAC problem at the RCC.

Directors present were: Lonnie Jones, Judy Troup, Molly Moxley and Carol Mason McMeekin.

The first matter on the agenda was the completion and correction to roofing leaks. Traci Butler, Butler Roofing, met with the board. We went unit by unit and discussed the findings, correction and repairs that have been made on leaking units. Mrs. Butler brought pictures that revealed additional problems with siding and stucco on several units that may be causing water damage. Two units in particular, 192 and 193, have siding inadequately installed that is allowing water to go behind the siding. The board moved ahead and instructed Butler Roofing and Construction to make these repairs.

We also discussed ridge vent installation and Mrs. Butler provided us with the GAF Guidelines.

Minutes for the May meeting were not available for acceptance and will be approved at the next meeting.

Judy Troup gave the financial report for June. We currently have $69,924.43 in our operating budget and a reserve account of $188,926.51 after paying for the roofs. We continue to contribute $50,000 yearly to build back our reserve. A motion carried to approve the June 2020 financials. The financials are on the website along with the 2020-2021 budget.

Britt Marsh, one of our board members sold his unit in Regime 1 and moved to Regime 2. The board voted to fill the vacancy left by his resignation with Elizabeth Wall. We are happy to report that Elizabeth has accepted. Additionally, the board voted to fill the Board of Stewards vacancy left by Britt’s resignation with Kathy Rodriguez.

In old business the board discussed complaints about parking in Bamboo Loop and elected to stripe and number spaces. There continues to be disrespect for neighbors and complete disregard for our rules on parking. We hope to begin in Bamboo Loop early this fall. Two bedroom units will have 1 space and 3 and 4 units will have 2 parking spaces. Visitor spaces will be marked and used by visitors displaying a guest tag.

Drainage concerns were addressed. The project is ready to begin and we are waiting on utilities to be marked.

The office has received the regime termite report from Harris. We will be addressing the reported issues and notifying owners of concern.

In new business the board agreed to hire Jackey Walton of Jacky Walton Construction to begin addressing all of our maintenance repairs. He will also work on the identified problems noted in the Harris Termite report. He has indicated that he will begin in the next two weeks.

The condition of the stucco on our buildings is in very poor repair. Many leaks are occurring due to cracked stucco and through holes in the stucco. We will be seeking companies to inspect the stucco and make recommendations.

We have had a unit owner ask for a fire safety inspection of all our units. I can report that I spoke to the fire department, Officer Avant. Officer Avant stated that the department has occasionally performed a courtesy inspection for an individual, but inspections are done for retail, office and public spaces. I received an email follow up from, Mr. Elliott, Building Inspector for Georgetown County. Mr. Elliott suggested that anyone wishing to can call the county for an individual residential inspection.

Cathy Miller had inquired about the missing minutes on the website. I think we have traced down all but one and Kathy Rodriguez will send it to the office. Additionally, the Minutes from the May meeting were not available for review. We will make a better effort to post so that the residents who choose to not attend the meeting will have information in a more timely manner.

The board asks for your patience as we strive to get on track with maintenance repairs and improvements. We are dealing with over 40 year old buildings, years of neglect and poor repairs. We are working to get a better method in place for addressing requests.

Carol Mason McMeekin

President, Regime 1