

BELLE ISLE YACHT CLUB
REGIME I BOARD MEETING
SUNDAY, JULY 29, 2018

BOARD MEMBERS: Carol Mason McMeekin, Lonnie Jones, Judy Troup, Britt Marsh, Vaughn Clarke, Kathy Rodriguez. Jay Thompson absent

CALL TO ORDER: The July 29th meeting of Regime I was held at the Belle Isle Yacht Club and convened at 11:30 AM with President Carol Mason McMeekin presiding.

APPROVAL OF MINUTES: Motion to approve the May 20, 2018 minutes was carried.

FINANCE REPORT: Judy Troup states that Kelly Moore has been working very hard to correct the software disparities and that all records have been transferred to his office. The Regime was over budget but much was accomplished: pressure washing, termite issues were addressed, roofing, painting and many repairs. Mark Thompson was working out well, i.e., his invoices are easy to read, tasks completed on time and quality of work was excellent. Flood insurance issues were resolved for Buildings 1, 6 and 9. The Richter foreclosure has gone through and will be auctioned on 8/6/18 at the Courthouse. Monies owed us are \$13,259.99 to Regime I and \$16,077.96 to the Yacht Club. We have the first lien on the property but the IRS also has a lien. Whoever buys the unit has to wait 120 days to see if the IRS files a lien. The Operation and Reserves were healthy and the 2018 budget was approved. Cathy Miller questioned why there was 0 payment on common electricity bills and Judy explained that the Yacht Club was now paying for this.

COMMITTEE REPORTS

GROUNDS COMMITTEE: Fran Muldoon reported meeting with Jeff McCants and that mowing is to be done every 2-3 weeks. Lonnie Jones stated that his grass had acquired a fungus and was now left with "bald" spots; he wanted to know who would be responsible to replace the grass, i.e., the unit owner or the landscaper. The unit owner is responsible.

PAINT AND TRIM COMMITTEE: Kathy Rodriguez showed the board members and Regime I unit owners the 2 colors that were frontrunners, both Benjamin Moore colors. She also showed several examples for door colors. Carol Mason McMeekin said she would like lighter colors for the doors. Fran Muldoon suggested that each owner should have freedom of choice for their door colors. The consensus was that 5 or 6 colors picked by the Board should be used. Carol suggested taking pictures of the colors and sending them via email to all Regime I homeowners. Kathy Rodriguez stated that the Benjamin Moore prices were better than Sherwin-Williams for exterior paint, Lonnie discussed decking and flooring costs of treated wood vs. synthetic.

ROOFING: Lonnie Jones reported that, cost-wise, we will be reroofing with the 50 yr. shingles. He states that the original sheeting was very thin and that he and the roofer discussed re-sheeting over the original. The cost of re-roofing Building 20, with 5 units (3-3, 2-2) would be \$17,500, half of which would be paid from the Reserves and the other half by the unit owner. He would like to re-roof 5 buildings a year so as not to deplete our reserves.

DECKS: Unit 131 submitted a sketch for a deck. Judy Troup pointed out that in order to build a deck, 100% approval must be obtained from the Regime as per our Master Deed.

MAINTENANCE ISSUES: Maintenance orders should be submitted to the office and forwarded to Carol Mason McMeekin for approval. The order will then be scheduled by the office. Lonnie states that right now we have almost caught up with the maintenance orders for repair of water issues under the units.

MOSQUITOES: Lonnie has asked our groundskeeper to use his workforce to spray for mosquitoes on Mondays, Wednesdays and Fridays.

OUTDOOR LIGHTING: Carol feels that the outdoor lighting fixtures are not in keeping with a "Low Country" theme. She suggested that an Architectural Committee be formed to pursue a common theme element.

OTHER: Carol would like to appoint a committee to revise the Regime I Rules and Regulations so tha they are understandable by everyone.. Someone is looking into obtaining a new flood zone map to see whether it affects us.

ADJOURNMENT: Motion was made by Carol Mason McMeekin to adjourn which was seconded by Kathy Rodriguez. Motion carried and the meeting was adjourned.

Respectfully submitted,
Kathy Rodriguez

