

**BELLE ISLE YACHT CLUB  
REGIME III  
MEETING**

**JANUARY 29, 2023**

**Board Members:** Drew Smith, Bob Yoder, Shelly Brand, Ed Foster, and Barbara Passmore.

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

Vice President Smith called the meeting to order at 10:00 o'clock.

**II. Agenda**

Shelly Brand moved; Barb Passmore seconded to approve the agenda. The motion passed 5-0.

**III. Minutes**

Bob Yoder moved; Ed Foster seconded to approve the minutes. The motion passed 5-0.

**IV. Treasurer's Report**

The financial report for December was reviewed. There was some discussion about the Reserve Study. Bob Yoder moved; Shelly Brand seconded to accept the report. The motion passed 5-0.

**V. Committees**

1. Maintenance Phragmite Control – Conversation continues with Hayes Williams about the best method of killing off the scrub trees between the large oak trees and the bay. Some of the smaller ones died off from the prior aerial spray. Mr. Turner (partial owner of the property) approved the work.

Rainwater Issues - The Regime continues to minimize rainwater run-off under the buildings. This is a priority in the 2022-2023 fiscal year. The BIYC maintenance manager will be checking on downspout drainage and installing more drain lines as necessary.

Gutter Inspection - The Regime agreed to do an inspection now that the gutters have been enhanced and the diverters improved. Because the on-site maintenance manager cannot inspect some of the gutters because of height, a contractor will be contacted.

Water Supply Line Leak – Building 31's supply water leak in the front lawn has been repaired. After the area has dried, the dirt and lawn will be leveled and sodded.

Roof Leak – Unit 251 reported a roof leak. The maintenance manager removed the old caulk from around the rear window and re-caulked the area. No recurrence has occurred. A small spot in the downstairs ceiling needs to be repainted.

Hose Bib Leak - Unit 271 reported a leaking hose bib in front of the condo. It has now been replaced. .

Regime III homeowners must be reminded that gutters, diverters, and downspouts must be kept clear of debris, which is homeowner's responsibility.

2. Landscape No report

3. Social No report

4. Bylaws The bylaws are ready to be sent out to the homeowners for their approval. There was some discussion about amending the Bylaws or Master Deed.

5. Homeowner's Manual After some revisions of the repairs of patios section, it was recommended that it be presented for passage at the March meeting.

6. Casualty Insurance There was some discussion about the 2 ½% rate increase of casualty insurance due to hurricanes, floods, etc.

7. BIYC Activities Bob Yoder reported that the Beach House has been repaired at an approximate cost of \$8500. The Fire Hydrant on the corner of Finch and Belle Isle road has been replaced. Piles are now being pulled at the Marina.

8. The Bylaws Committee continues to work on the revisions.

9. The Landscape Committee has refurbished the planter at the entrance. The Committee will focus their attention on the front gate.

VI. Marina No report

VIII. Casualty Insurance There will be some motions at the BIYC Board of Directors meeting about paying the insurance. See New Business (below) for RIII motions.

IX. Unfinished Business Because there were prior discussions about the Lift Station, under unit moisture, gutters, and flexible tubing to divert water from units, there was no review of the items.

X. New Business The following motions were presented for the payment of the Casualty Insurance.

Bob Yoder moved; Shelly Brand seconded to approve BIYC to bind Casualty Insurance to include Regime Three coverage by January 30, 2023, from a provider who offers the best financial option. The motion passed 5-0.

Bob Yoder moved; Shelly Brand seconded to approve BIYC's purchase of said Casualty Insurance that requires reimbursement from Regime Three to BIYC within 30 days of purchase. The motion passed 5-0.

XI. Homeowners Comments It was suggested that the dam area on Lake Johnstone needs some repair.

The meeting was adjourned.

*Approved  
Barbara  
Patterson*