

**BELLE ISLE YACHT CLUB
REGIME III
BOARD MEETING**

November 17, 2019

Board Members: Charles Young, Laurie Passmore, Doug Maloy, Drew Smith and Ed Foster. Barbara Passmore as Secretary.

Homeowners Present: Glenda Smith, Kristen Harmon, Cindy McLean, Randy Trogden, Susan Duncan, Bill Bonnaville, Sharon Bonnaville, Lonnie Jones, Nancy Voiselle.

Commodore Lonnie Jones presented a plan for a sustainable marina. He presented the steps taken to develop the marina.

Planning Stage

Dredger and pipe purchase, preparation of the area

Non-Collateral Loan in place to sign

Awaiting 365 day dredging permit

Proposed purchase of the spoils area

The time frame for the purchase of the spoils area includes securing the permit, signing of the loan, and a 15 day wait to close on the spoil's property. At that time, the dredging will begin. The cost of the spoils purchase includes \$200,000, \$23.7K of interest, Insurance costs of \$4K and tax of \$2k. Belle Isle members will not be assessed for the spoils purchase. The vote on the purchase will be Saturday, December 7 at 1:00 in the Rice Canal Club. Those not attending can provide a proxy.

President Young Welcomed the Bonnavilles to Regime III. He shared that Stephanie Young is now a member of the Landscape Committee and chairs the development of the new memorial garden.

Regarding Unit 271, Wells Fargo, not Regime III, will be the first in line for repayment of the debt owed by the previous owner. It will be a Board decision to continue to pursue the repayment, but the consensus in the meeting is to "chalk it off". The damage to the unit caused by clogged gutters and the roof leak will be repaired and paid for by the owner.

Minutes

Drew Smith moved; Laurie Passmore seconded to approve the September 15, 2019 minutes. The motion passed 5-0.

Treasurer's Report

Doug Maloy moved; Laurie Passmore seconded to accept the Treasurer's Report. The motion passed 5-0. Laurie Passmore noted that the water bill had risen again.

Committee Reports

Maintenance Committee

PLM will return in the spring predicated by the weather and weed growth.

Pending Work- Units 303 and 312 reported water leakage from Hurricane Dorian. Butler Roofing has inspected the roofs and made a repair on Unit 303 and a paint contractor is being chosen to paint the adjacent closet in 303. Leaks in Unit 312 were caused from separated caulking on trim around windows and wall to roof flashing leaks where the flashing was cut when the siding was installation by Baird Construction. The owner is securing estimates from his contractor and if competitive, his contractor will do the inside repairs. A contractor has been contacted for the flashing repair and will be doing that work next week.

Unit 302 reported mold growth on one exterior wall of the front porch and water was found under the steps and deck of the front porch. A plumber reported no leak in the valves or piping under the porch and Harris Pest Control examined the "under structure" and determined the mold was not caused by water under the unit. At the time of their inspection, no water was found under the porch and steps. Continued inspections will be made in order to remedy the situation.

Unit 311 has need of some sheetrock repair and painting from prior roof leaks that were repaired, but the interior repair was never completed. A contractor has been contacted to do that work.

Unit 294 reported a "bump" in the floor under a bi-fold door and a contractor has looked at the issue and will provide a quote for repair.

Unit 253 has reported water accumulation from rain at the steps, sidewalk and patio in the front of the unit. President Young had a contractor inspect the area and the contractor made recommendations on how to divert the rainwater and will provide a quote.

Parking lot assigned spaces project- Pictures of Regime III's parking areas were distributed with the intent to assign and mark two parking spaces for each condo unit. The Board will discuss and determine the next steps in the project.

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.

Architecture Committee

It was moved and seconded to adopt the recommendation of the Architecture Committee for the new paint scheme for the buildings in Regime III. The motion passed 5-0. Note: Charles Young will investigate the cost of replacing gutters and downspouts as part of the siding and painting project.

Social Committee

No Report

Unfinished Business

After some discussion about the siding and painting contract, President Young assured the members that the bank saw no problem with extending the loan \$36,000. Drew Smith moved, Ed Foster seconded to approve the contract for siding and painting with President Young being authorized to sign the contract. The motion passed 5-0.

Drew Smith moved; Doug Maloy seconded to allow the siding and painting contractor to use Regime III's discount at Sherwin Williams if the Regime's discount percentage is higher than the contractor's discount. The motion passed 5-0.

There was a discussion about the owners of Unit 284 not responding to the request to replace the deck railing, to reattach the cable box and to provide a screen or plantings around the HVAC unit. It was recommended that the attorney send a letter to the owner stating that if the issues are not corrected by the owner, the Regime would make the corrections and charge the homeowners the cost.

It was moved by Drew Smith and seconded by Doug Maloy to approve the agreement and payment to Artist Eye Design for the artwork of the buildings' new colors. The motion was approved 5-0.

New Business

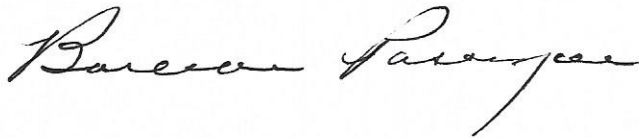
None

Homeowner Comments

None

Adjournment

There was motion for adjournment.

A handwritten signature in black ink, appearing to read "Barbara Paragosa". The signature is written in a cursive, flowing style with a long, sweeping tail on the final letter.