

**BELLE ISLE YACHT CLUB**  
**REGIME III**  
**BOARD OF DIRECTORS MEETING**  
**January 19, 2020**

**Call to Order**

Board Members Present: Charles Young, Drew Smith, Laurie Passmore, Doug Maloy, Bob Yoder, Barbara Passmore, (Secretary).

Homeowners Present: Sis Yoder, David Spangler, Stephanie Young, Cindy McLean, Fred Dyer, Susan Duncan, Stephanie Atkinson, Glenda Smith.

President Young called the meeting to order at 10:04. He shared that the installation of Hardiplank has begun. It should take 8-10 weeks to complete a building. A Hardiplank representative will inspect the work on building 25 next Tuesday. After all the siding has been completed the painting will begin. Because the President will be on vacation for ten days, he asked several Board members to be on call should a problem arise.

When removing patio steps to apply the siding on building 25, several steps were rotted, and a light fixture was damaged. President Young will notify owners about these potential problems and poll homeowners about replacement of light fixtures. The Architectural Committee will determine a light fixture design to be used for replacement. The steps replacement will be a homeowner responsibility.

**Agenda**

Laurie Passmore moved; Drew Smith seconded to approve the agenda with the addition of casualty and liability insurance under new business. The motion passed 6-0.

**Minutes**

Bob Yoder moved; Drew Smith seconded to approve the minutes. The motion passed 6-0

**Update of the Board of Stewards**

Bob Yoder reported the purchase of the spoils area will be complete around February 15. At that time the pipe will be laid and buried. There will be a meeting with Belle Isle Forest homeowners to provide them with information about the dredge.

**Treasurer's Report**

Laurie Passmore noted that current expenditures on maintenance is only ¼ of the proposed budgeted expenses for the first half of the budgeted year. Drew Smith moved; Doug Maloy seconded to accept the Treasurer's Report. The motion passed 6-0.

## **Committees**

### **Maintenance**

Phragmite Control – PLM will be back for spring spray in April or May predicated by weather/weed growth.

Siding Project- (carryover) The Regime's Hardiplank siding and painting project has begun on the buildings. This contractor (Jennings) will be doing this siding and painting project and using new colors prescribed by the Architectural Review Committee. Information will be forthcoming about available colors for front doors and the contractor is prepared to repaint these doors at a nominal homeowner fee. Front steps will be painted dark gray and patio steps must be removed to apply the Hardiplank siding. The steps may need to be repaired or replaced as part of this project and will be at homeowner expense. Homeowners will be contacted if the unit's steps are in question.

Pending Work – Units 294, 303, and 311 have been evaluated by a sheetrock contractor and he will deliver quotes for repair this week. Units 303 and 311 had sheetrock damage from previous storms prior to roof replacement.

Unit 294 has also been evaluated by Butler Roofing and roof repairs have been completed. Butler Roofing will repair the interior for 294. 312 had roof leaks before and after roof replacement. Butler Roofing believes the leaks have been stopped. A hole was discovered in the decking in the attic. Butler Roofing agreed that it will be fixed. An estimate has been received from the owner for the repair of sheet rock and hole.

Unit 294 has reported a bump in the floor under a bi-fold door. A contractor looked at the issue and estimates it will cost \$2750 to fix the beam. Doug Maloy moved; Drew Smith seconded to repair the beam. The motion passed 6-0.

Unit 302 reported water accumulation from rain at the front walk, steps and patio. It was determined that a rain gutter was needed on the roof section directly above the front porch and a downspout installed to divert rainwater away from this area into the front yard grass. The homeowner is responsible. This precipitated a discussion about replacement of gutters. The gutters will be cost out for each unit and then a discussion about direction will follow.

Unit 251 and 253 have a history of standing rainwater on the walkway and patio during heavy rains, A contractor has been contacted and made a recommendation to divert this water with a piping system and will be starting work on this project in the coming weeks.

Unit 274 had a standpipe overflow on the outside of the building. A plumber was called and cleaned out the drain system and now it functions normally.

Parking Lot Assignments - Drawings and pictures have been developed and three contractors are providing quotes for the marking work. Once received the Board will discuss and determine the next steps.

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.

### **Architectural Committee**

Shelly Brand, chair, shared the recommended front door colors. These, Sherwin Williams colors, are:

Rave Red                      Snowbound

Kale Green                    Software

June Day                      Denim

Amber Waves

Drew Smith moved; Bob Yoder seconded to approve the colors. The motion passed 6-0.

After some discussion by the homeowners, Shelly Brand moved, Drew Smith seconded that Storm Doors should be painted white or the color of the front door. This must be completed 60 days after the completion of the siding and painting project. The motion passed 6-0.

It was agreed that neither storm doors nor patio doors need to be replaced until they are beyond repair. Upon replacement the storm doors will be replaced with full-length glass doors. Patio doors upon replacement will be a 6-panel fiberglass door. The stucco of the patio will not be altered to fit the door, rather the door will need to be altered to fit the entrance opening.

#### **Social Committee**

The Regime social will be April 25, 2020.

#### **Unfinished Business**

Unit 284 has failed to complete the required corrections to their deck in order to receive Regime 3 approval of its construction. These are: (1) cable box and wires are hanging below the deck, (2) gutter water is discharging on the deck, (3) bushes or a structure covering of the HVAC condensing units and propane tank are not installed, (4) railing are not replaced with ipy and (5) the propane tank is too close to the HVAC units and do not abide by safety regulations. Drew Smith moved, and Doug Maloy seconded to deny approval of Unit 284 deck due to non-compliance. The motion passed 6-0.

#### **New Business**

The casualty and liability insurance will increase 7% this year. Since the insurance is due February 1, 2020, the Regime will pay the insurance bill out of reserves and bill the owners for their share. Drew moved; Shelly Brand seconded the motion. The motion passed 6-0.

The meeting was adjourned.

