

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

JANUARY 21, 2018

Board Members Present: Charles Young, Laurie Passmore, Bob Yoder, Ed Foster, Doug Maloy and Barbara Passmore, Secretary

Homeowners Present: Randy Trogdon, Stephanie Young, Sis Yoder, Fred Dyer, Wes Brand, and Shelly Brand

President Young began the meeting at 10:00am. He updated members about several Regime III and BIYC items.

The marina dredge engineering study is about complete. Soil samples of the spoils area will be taken and if the soil is acceptable to the various government agencies, there will be several disposal options of the soil; spread it in the current area after the berm height is increased or spread the soil around the surrounding spoils area.

The renovation of the Rice Canal Club is near completion. The Wahoo tournament surplus money (\$6000) has paid to paint, reupholster and renovate the facility.

There appears to have been no damage to Regime III's buildings due to the snow and cold weather.

There have been several resignations at the BIYC level: Ann Holland, RII Representative to the BIYC Board; Randy Beaver, Dredging Committee; Bill Duncan, Marina Chair; and Bill Skinner, BIYC Finance Committee Chair.

Regime III will hold a spring social.

Ed Foster asked if the agenda could be distributed so members would know what will be discussed at the meeting. President Young will investigate.

Agenda

Miriam Swiler moved and Laurie Passmore seconded to approve the agenda. The motion passed 6-0.

Minutes

Bob Yoder moved, and Laurie Passmore seconded to approve the minutes as corrected. The motion passed 6-0.

Treasurer's Report

Laurie Passmore shared that there was no current financial report. The Regime does have the Profit and Loss report for July 1st, 2016 through June 30th, 2017.

He recently asked the office to reproduce the checks written from July 1st, 2017 to January 10, 2018. He then compared the checks against the 2017-2018 budget line items. Below is what Regime III has spent during that period.

	2017-2018 Budget	July 1 st – January 10, 2018
Electricity	\$750	\$119.42
Pest Control	\$1,600	\$756
Water/Sewer	\$19,000	\$11,961.60
Termites	\$3,600	\$2380
Prof. Fees	\$600	\$0
Maintenance	\$41,000	\$18,466.18
Taxes	\$100	\$0
Sewer Lift	\$0	\$0
Supplies	\$240	\$0
Misc.	\$100	\$0
Total	\$66,990	\$33,683.20

Miriam Swiler moved and Doug Maloy seconded to accept the report. The motion passed 6-0.

Laurie Passmore asked about inspections of beam repairs. Charles Young will check on this with Drew Smith.

Architectural Report

None

Maintenance Report

There was some discussion about Unit 312 conveying a construction invoice to Charles Young for repair work in that unit. The Maintenance Committee was not notified of the need for repair and is not aware of a Maintenance Request being made for such work. The Committee voted to deny the request for payment. The underfloor (crawl space) was inspected by a committee member and a licensed contractor and there was no beam work done around the old fireplace, as described in the invoice. This committee did approve reimbursement for sheetrock repairs made and included on the invoice due to old damage from the prior owners repaired roof leak. It is this committee’s opinion that owner has not been under his unit to see what was done to the floor. The only beam work was done was around the old screened porch as reinforcement for new tile flooring. The building inspector’s report mentioned floor sagging around the old fireplace and added that upon his inspection it didn’t warrant any repair. Soon Drew Smith, the owner and the contractor will inspect the repairs and report back to the RIII Board.

Unfinished Business

In a discussion on insurance Charles Young shared that the best bid for causality insurance shows a 5 ½% increase. This cost will be spread across Regime III homeowners based on % of ownership.

He reintroduced the Board decision about funding of the flood insurance by % of ownership. He presented the information below based on discussions with the insurance agent.

Flood insurance is not an amenity and is not shared equally by all units in the Regime.

The Regime can't require that all units have flood insurance.

Regime III and Regime I have buildings in several different flood zones and several buildings that are not in a flood zone. Both Regime III and Regime 1 used the identical formula to determine the unit 2017 costs on the original bills.

After reviewing the above information, Building 26 has decided not to participate in the Regime flood insurance and Building 27 is strongly considering this decision. Since the original formula for determining 2017 flood insurance costs was correct, it will stand.

There is still one Regime III owner delinquent in monthly payments. The management is beginning to notify and fine all delinquent owners.

Miriam asked if inspections of the remaining units' beams might help minimize alignment problems in the future. The Board agreed that this might help.

New Business

President Young asked the Board to ratify the email approval of \$6500 repairs to two beams under Unit 293. Doug Maloy moved and Ed Foster seconded the motion. The motion passed 6-0.

Homeowners Comments

Randy Trogdon shared that he had asked Kenneth Wood to look at his uneven floor problem. Harris Pest Company agreed to check the sump pumps under several of Regime III's units. They will be checking again when the weather clears.

Adjournment

The meeting adjourned at 11:15.

Barbara Rossignol, Secretary