

BELLE ISLE YACHT CLUB
REGIME III
BOARD MEETING
JANUARY 27, 2019

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

Homeowners Present: Sis Yoder, Stephanie Young, Glenda Smith, Fred Dyer, Wes Brand, Shelly Brand, Miriam Swiler.

President Young discussed the vulture problem. Several attempts to dislodge the birds have failed. It was suggested that a call should be made to DNR for their help toward a permanent solution.

Agenda

Laurie Passmore moved, Drew Smith seconded to approve the agenda. The motion passed 6-0.

Minutes

It was moved by Bob Yoder, seconded by Ed Foster to approve the minutes. The motion passed 6-0.

Treasurer's Report

Laurie Passmore indicated that the Net Ordinary Income figure, \$24,471, is incorrect. It appears that the accountant has failed to add the collected flood insurance money into the income for the Regime.

He voiced concern that the Regime is spending more than the \$35,000 budgeted for maintenance on the repairs for beams and roofs. The maintenance line item has been reduced over the years from \$45,000. A draft budget for 2019-2020 needs to be developed to present to members in May.

A consistent procedure for all Regimes and the Yacht Club should be developed for the collecting of late fees from members.

There was some discussion about Unit 271. There is currently a lien on both the unit and the owner's home in Columbia. If the bank takes possession of the unit in March, there will probably be no money returned to the Regime for unpaid dues and insurance. Drew Smith moved, Ed Foster seconded to accept the Treasurer's report. The motion passed 6-0.

Belle Isle Yacht Club Board Report

Bob Yoder and Ed Foster said there has been a request to provide information from Regime III for the BIYC website. Charles Young and Barbara Passmore will provide the office with governing documents, maintenance polices, budget, rules and minutes. Charles and Stephanie Young will review and update the new owner packet.

The Marina Redevelopment Committee has submitted the request for the necessary dredging permits. It has requested a "year-round" dredge permit. If that is not granted, only a partial dredge will be done at this time and additional dredging will be done later. It is hoped that the dredge will begin in March/April. Both Bob Yoder and Ed Foster felt good progress is being made.

The Richter unit sold and closed for \$28,000. Two other units also sold.

Appointment of Board Member

Drew Smith moved, Doug Maloy seconded to appoint Shelly Brand to fulfill Miriam Swiler's term on the Board. The motion passed 6-0.

Doug Maloy moved, Laurie Passmore seconded to amend the December 9, 2018 minutes to include the phrase "and the Regime III Board." to the sentence "Because of the future sale of the Swiler unit, Miriam Swiler resigned as chair of the Regime Social Committee." The motion passed 6-0.

Committee Reports

Maintenance Committee

Phragmite Control – PLM will be spraying again in the Spring.

Siding Project –(Carryover) The building fronts will be pressure washed, repaired and repainted at the conclusion of the roofing project. New quotes will be needed from the contractors when funding is available. The ARC is discussing changing trim colors on the buildings which will dovetail into the siding project. The new financial reports for year-end and this year-to-date for the Regime will help determine the timeline for this project. The roofs are still the top priority.

Roofing Status –(Carryover) When appropriate funding is determined, the contractors will requote the job for both metal and composition roofs. In order to fund the project, it will be a combination of a portion of the reserves and a multi-year bank loan and should not need a member assessment. Note: The Regime III Board decided in the 12/9/18 meeting to call a working meeting to discuss getting new quotes and reevaluate the financing for new roofs.

Pending Work

Unit 251 was scheduled for sheetrock and window trim work around a back window. When the contractor removed the section of sheetrock that needed to be replaced, severe rotting of the wall structure was discovered. The leak originated from shoddy trim work done by a former contractor. The current contractor was authorized to remove the outside wall covering panel to determine the extent of damage. The repairs were made and the invoice for the work is \$4399.76. Drew Smith moved, Doug Maloy seconded to pay the repairs on Unit 251. The motion passed 6-0.

Unit 294 reported a leak in the upstairs bedroom ceiling. A contractor looked at the area and will repair a section of loose and missing shingles. Some temporary patching has been done and an estimate for replacement shingles is needed.

Unit 252 had a roof leak and requested repair. The contractor has repaired the roof leak and remounted a dislodged vent turbine. The turbine needs to be removed and the hole covered. The contractor has been in contact with the owner and is scheduling the sheetrock painting work. A decision needs to be made about removing the turbine vent.

Unit 271, which has been in arrears for many months, had a roof leak. The roof has been repaired. The full extent of the repair wasn't known until the shingles were removed. The repair cost is \$1941.06.

Unit 272 had a roof leak and some discoloration in the sheetrock. Also, the sheet-metal diverter in the front has dislodged from the roof and is bent and needs to be replaced with new metal. Repairs have been made to the roof when the work was done to #271. The repair cost is \$2422.50. Bob Yoder moved, Ed Foster seconded to pay the repairs on Unit 271 and 272. The motion passed 6-0.

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. Our volunteer, Ed Foster and Bob Yoder need to schedule another gutter check as soon as possible.

Architecture Committee

The Landscape Committee has been merged with the Architecture Committee. The members are: Ed Foster, Walter Oats, Stephanie Young and Shelly Brand, Chair.

Social Committee

Sis Yoder will chair the Social Committee.

Casualty Insurance

The BIYC Insurance Committee will be recommending at the BIYC Board meeting a new carrier. There will be approximately a \$40,000 savings on casualty insurance for the Club.

Drew Smith moved, Doug Maloy seconded to make the following Regime III policy "to authorize Regime III to make casualty insurance invoice payments upon receipt. Homeowners will be billed and given three weeks to pay the total amount with a penalty after 30 days. The motion passed 7-0.

Unfinished Business

None

New Business

The Board thanked Shelly Brand for agreeing to serve on the Board.

A Board workshop to discuss the reroofing project and 2019-2020 budget development was scheduled for March 2nd at 9:00am at the RCC.

Laurie Passmore moved, Drew Smith seconded to move the Regime III bimonthly meetings from the 3rd Sunday to the 4th Sunday of the month to align with the new dates of the BIYC Board meetings. The motion passed 7-0.

Adjournment

It was moved by Drew Smith and seconded by Bob Yoder to adjourn. The motion passed 7-0.

Laurie Passmore Secretary

Regime 3 Maintenance Committee
Report of Activities since last Report (1/27/2019)
3/24/2019

Phragmite Control – PLM will be spraying again soon, so enjoy the view.

Siding Project – (carryover) New quotes have been requested for residing the fronts of our buildings with Hardy siding. Building 26 is not included since it is Hardy already. Building 27 only has the rear and one end in Hardy and completing that building will be part of the quotes. Financing options will be discussed in today's meeting and the plan would be to start the siding project after completion of the roofing project. This assumes the funds are available after the roof project is complete. Consideration will be given to trim color changes before the siding program starts.

Roof Status – (carryover) On March 2, this year, the R3 Board had a working meeting to consider the quotes that were received from roofing contractors. Two of the quotes were considered reasonable and ultimately one contractor was asked to meet with some Board members on 3/9/19. The results of that meeting and the decision on the winning contractor will be announced in the meeting today. Financing will be a combination of a bank loan and a portion of our reserves and maintenance budget. Details will be given in the meeting today.

Until we begin our re-roofing project, we will continue to judiciously repair any leaks found or damage that occurs. **We ask that homeowners contact us immediately when a roof leak occurs so we may minimize resultant damage.**

Pending Work – Unit 314 requested investigation of a “soft spot” in the kitchen floor. The contractor added cross bracing between the floor joists with plywood between the bracing and the kitchen subfloor. He reported that the floor tiles (Vinyl) were laid over the old particle board with no other supporting material and that allows the floor to flex.

Unit 251 has reported a hose bib leak at the left of the front porch. The pipe for this hose bib comes through the foundation wall at ground level. A contractor was contacted to investigate and repair the leak.

Charles Young has circulated a memo to all Regime 3 homeowners stating that if a homeowner is notified that gutter cleaning is needed, the homeowner has two weeks to get the work done. After two weeks, if the work hasn't been done, a contractor will do the cleaning and the Regime will charge the homeowner for this service. **Our volunteer, Bobby Yoder, needs to schedule another gutter check of all buildings as soon as possible. Also, since we have new property owners in Regime 3, that memo should be circulated again.**

Regime Three Homeowners must be reminded that keeping rain gutters and downspouts clear of debris is the homeowner's responsibility. They are advised to monitor gutter condition and, if necessary, pool their resources with other owners in their building to have the gutters cleaned.

Regime 3 Maintenance Committee
Chairman - Drew Smith - Unit# 283
Member - Bobby Yoder – Unit# 272
1 - Vacancy