

BELLE ISLE YACHT CLUB
REGIME III
JULY 17, 2017

Board Members Present: Charles Young, Drew Smith, Laurie Passmore, Ed Foster, Miriam Swiler, and Bobby Yoder. Barbara Passmore, Secretary

Homeowners Present: Glenda Smith, Stephanie Young, Randy Trogdon, Sis Yoder, Wes Brand, and Shelly Brand

The meeting began at 10:02. President Young started the meeting by thanking Miriam Swiler for helping in the BIYC office for three months during the transition to a new manager. He also thanked Nancy Voiselle, Anne Holland, Margie Harris, Phyllis Jones, George White and Stephane Young.

Instead of a financial report, RIII received a June bank statement. Next Monday, the BIYC Purser will prepare the reports and then distribute them to the membership.

President Young just received the RIII's flood insurance bill. The Regime will pay the entire flood insurance bill from the Operations line item. Calculations for homeowner bills are very complicated because the bill lists the cost for each Regime building, but not building units and the Regime buildings are in three different flood zones. First, the Board will be poled about the two options for insurance coverage of the Regime: (1) increase the flood insurance coverage by 10% or (2) remain with the same coverage. Once calculated, the bills with the amounts owed by homeowners will be distributed. Homeowners may be able to pay their bills in two installments, August and September. Homeowners payments will then be returned to the Operations line item in the budget.

Agenda

Bob Yoder moved and Drew Smith seconded the approval of the agenda. The motion carried 6-0.

Minutes

Miriam Swiler moved and Bob Yoder seconded to approve the minutes. The motion passed 6-0.

Treasurer's Report

Laurie Passmore reiterated that the financial report received for the month of June was the Regime's bank statement. Kirk Gruber, BIYC's accountant, was terminated in June so no reports were prepared. The statement currently shows there is \$92,206.94 in the checking account and \$87,000 in reserve.

There was a \$500 per month increase in the sewer and water bills. Charles Young said he would check with the manager about possible reasons; a broken water line, spillage of water, inaccurate calculations, etc. Bobby Yoder encouraged the Regime to seek alternative accounting for the Regime's budget if this situation continues. Charles Young mentioned that the BOS is scheduled to approve a bookkeeper at the afternoon BIYC meeting. There has also been some discussion on the purchase of some new budget software.

Maintenance Committee

Phragmite Control – Professional Lake Management has completed two sprays on the grounds between Winyah Bay and Lake Johnstone. Regime II has requested that their portion of the wetland low area not be sprayed and the weeds be allowed to grow. This has been communicated to Professional Lake Management.

Siding Project – On February 25 the Board met to discuss the siding project. They decided to finish the project by pressure washing the buildings' fronts and replacing bad shingles or trim. Then the existing shingles will be painted. This will be started after the reroofing project is completed.

Roofing Status – Also, at the February 25 meeting the decision was made to reroof the buildings with commercial grade metal. Before a contract is awarded, the Maintenance Committee will be asking the bidding contractors to refine their bids on the roof replacements. Funding the project will be a combination of a portion of the reserves and a multi-year bank loan. There will be NO assessment for homeowners. Until the reroofing project has begun, the Regime will judiciously repair any damage from roof leaks. Homeowners must contact the Regime immediately when a roof leak occurs so that the damage can be minimized.

Pending Work – Woodman Builders will repair the floor joist in Unit 311. The work will begin soon.

A contractor inspected Unit 281's suspected water damage from Hurricane Matthew. He said most, if not all the leakage was from defective upstairs windows. The situation was discussed with the owner and explained that windows must be repaired or replaced to prevent further damage. It was also explained that Regime III will not be responsible for any further damage caused by leakage from these windows. The owner was advised that inside repairs will not be made until the window work has been completed.

Unit 312 is in process of being sold and a standing water issue under the building was discovered which forced postponement of the closing. Consequently, it was found that the sump pump was inoperable. Harris Pest Control, who installed a pump in building 26 five years ago, has been contracted to dry out the crawlspace, line the ground with plastic, stone line the sump, set a new pump and if needed run a new drain line. The work should be completed the week of July 16. Ed Foster asked about the possibility of periodical inspections of standing water and sump pumps under each unit. Drew Smith will obtain a quote from Harris Pest Control for six-month inspections.

Unit 262 requested repair of some siding that deteriorated around the rear door leading onto the deck. A contractor has been contacted and quote should be available by the end of July 17 week. Repairs should be under \$500.

The office has a digital version of the Belle Isle Villas Maintenance Request Form so anyone needing repairs can acquire and complete this form electronically. The paper version is also available.

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 conditions and, if necessary, pool resources with other owners in their building to have the gutters cleaned.

Social Committee

Miriam Swiler reported that when the weather cools, the Regime will have a social.

ARC Committee

There was some discussion about umbrellas and awnings. Deck umbrellas are not allowed in Regime III. Neutral colors such as sand awnings are allowed on the deck. Charles Young said he will mention this in his newsletter to Regime homeowners.

Old Business

Unit 312, the Coffey's, and Unit 313, the Purple estate, have not refunded the over payment of the insurance refund. The Board decided not to pursue the collection of these payments since adequate notices have been sent and both units have been sold. Drew Smith moved and Bob Yoder seconded to absorb the refund money as a bad debt. The motion passed 5-0.

There was some discussion about the cost of damage caused by Hurricane Matthew. It cost BIYC approximately \$85,000 and Regime III \$20,000. This cost was mostly due to the insurance not covering wind driven rain. The new insurance covers wind driven rain.

President Young discussed Regime III's representation on the BIYC Insurance Committee. Randy Trogdon volunteered to serve on the Committee. Because of lower cost, Regime IV is no longer on the BIYC flood insurance policy. With the loss of Regime IV on the BIYC policy, fees may rise for the other Regimes and BIYC.

Drew Smith distributed an example of the wording for the signs to be placed around Lake Johnstone. Bob Yoder moved and Miriam Swiler seconded to purchase 10 signs. The motion passed 6-0.

Miriam Swiler moved and Ed Foster seconded to approve the Harris Pest Control bid to replace the sump pump and dry out the crawl space under Unit 312. The motion passed 6-0.

Homeowners' Comments

Barbara Passmore asked if mulch was included in the landscaper's contract. Charles Young assured the group it was and he would check when mulch will be spread in the Regime.

Randy Trogdon requested that forwarded email should not include the cc list.

Adjournment

It was moved and seconded to adjourn. 6-0.

Barbara Passmore
Secretary