

**BELLE ISLE YACHT CLUB**  
**REGIME III**  
**September 17, 2017**

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

Homeowners Present: Shelly Brand, Wes Brand, Stephane Young, Glenda Smith, Cindy McLean, Fred Dyer, Larry McIntyre, Aysel Dyer, Randy Trodgen

President Young began the meeting at 10:00 a.m. by introducing the homeowners. He talked briefly about Hurricane Irma. At this point there has been no reported damage. Several homeowners mentioned seeing pieces of Hardiplank around units 292 and 314.

**Minutes**

Ed Foster moved and Laurie Passmore seconded to approve the minutes. The motion passed 5-0.

**Treasurer's Report**

There was no report. President Young stated that the Board of Stewards has great concern about BIYC's financial accountability. BIYC has hired a part-time bookkeeper. It has been proposed that the bookkeeper work for full-time for 2 weeks to complete the financials of 2016-2017. BIYC has purchased the TOPS bookkeeping system and as soon as the 2016-2017 financials have been closed, the system will be implemented.

**Maintenance**

*Phragmite Control* – Professional Lake Management has completed two sprays on the grounds between Winyah Bay and Lake Johnstone. The area will be monitored between now and mid-October to determine if any more spraying is necessary before winter. 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. New quotes will be needed from the contractors for the buildings' fronts.

*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.**

*Completed Work* – Joist repair in Unit 311 has been completed. Some minor interior work will soon be completed. A new sump pump was installed under Unit 312 to resolve a standing water issue under the building. This installation is like the pump installed under Unit 261 two years ago.

Siding repair on the back of Unit 262 was completed. Unit 261 has had some siding and door frame repair in the rear of the unit and stucco patching in the front of the unit. That job should be completed 9/15/17.

Signs were purchased, attached to stakes and installed around Lake Johnstone warning that fishing is for members or members' guests only. If more signs are needed, individuals may contact a Maintenance Committee member.

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, if needed.

Charles Young has circulated a memo to all Regime III homeowners stating that if a homeowner is notified that gutter cleaning work 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.

**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.

#### **Architectural Committee**

No Report

#### **Social Committee**

This fall there will be a social for RIII. It is still undetermined if it will be a BBQ or an oyster or shrimp roast.

#### **Old Business**

President Young provided the Board and Homeowners with a history of the filing of the flood insurance. He shared that the Board had voted by email to increase the flood coverage to 10% in line with the liability and causality coverage. To ratify the email vote, Laurie moved and Drew Smith seconded to increase the flood insurance coverage to 10%. The motion passed 5-0.

There was a discussion about the change in procedure for determining homeowner's flood insurance rates, from the rate based on number of bedrooms (percentage of ownership) to the rate based on the building's flood zone. Doug Maloy moved and Ed Foster seconded to base homeowners' flood insurance bills on percentage of ownership of RIII property. The motion passed 4-1.

It was moved by Doug Maloy and seconded by Ed Foster to readjust the flood insurance rates by crediting or debiting homeowners' bills when the liability and causality bills are sent. The motion passed 5-0.

President Young reported that there has been no rebidding of the roofing project, since no 2016-2017 financials are available to present to the bank.

**New Business**

None

**Homeowners Comments**

Several questions were poised about Pest Control, the gate house closure, Billy's retirement, the landscape contract and the spoils area.

The meeting adjourned.

*Buliana Passmore*  
*Secretary*