

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

September 29, 2019

Board Members: Charles Young, Laurie Passmore, Bob Yoder, Shelly Brand and Ed Foster. Barbara Passmore as Secretary.

Homeowners Present: Glenda Smith, Fred Dyer, Sis Yoder, Stephanie Young,

President Young, calling the meeting to order at 10:00, shared good news with the homeowners. Hurricane Dorian caused minor repairs. Only four units had damage. The roofing company will repair at no cost two of the units.

Unit 271 was sold at auction. The new owner will recondition the unit then list it for resale. The Regime has been paid eleven months of the flood insurance and four months of casualty insurance assessments. Units 293 and 313 have been sold.

President Young thanked the Board for their work at the workshop to develop plans for siding and painting the Regime units.

Adoption of Agenda

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

Minutes

Drew Smith moved, and it was seconded to approve the July 28, 2019 minutes. The motion passed 6-0.

Treasurer's Report

There was some discussion about pursuing back dues for Unit 271. It was suggested that this action should be delayed until the closing of the unit. President Young and BIYC Bursar, Judy Troup, will work with Atty. Saranetti to put a lean on new owners of Unit 271 to recoup any other fees in the arears.

Drew Smith moved Laurie Passmore seconded to accept the Treasurer's report. The motion passed 6-0.

Committees

Maintenance Committee

Phragmite Control – PLM sprayed twice in August. It appears to be successful.

Siding Project – Quotes are available for residing the fronts of RIII buildings with HardiePlank siding. Building 26 was not included since it already has HardiePlank. Building 27 only has the rear and one end replaced in HardiePlank and completing that building will be part of the quotes. Consideration will be given to trim color changes before the siding program starts.

Pending Work -Units 301,303,304 and 312 reported water leakage from Hurricane Dorian. Butler Roofing has inspected the roof leak areas.

Unit 271 has been purchased. Since the Regime has responsibility for the exterior structure, a brief inspection shows rotted soffit and fascia in the rear. The committee will examine it further. If necessary, the area will be repaired during the siding project. Note: Earlier Bob Yoder asked if the Regime could charge the new owner for the soffit repair since the gutters haven't been properly cleaned. President

Young said he would investigate this possibility.

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.

Social Committee

The Social Committee has proposed a Regime social during the winter.

Architectural/Landscape Committee

Stephanie Young proposed a memorial garden for Phyllis Jones and said she would put out an email requesting contributions.

Unfinished Business

Bids were solicited for the siding project from five contractors. Two bids, \$180k and \$233k, were received. Drew Smith moved Ed Foster seconded to accept the \$180k residing bid from Jennings. The motion passed 6-0.

The same contractors bid for painting all buildings and their trim. Entry doors, decks, rear steps to decks are the owners' property and will not be painted. The inside of the patios will not be included in the painting; however, owners may request the painting at the owners' cost. The bid by Jennings was \$126,400 and the other was \$166,863. If Jennings paints the fronts, as part of the siding project in the new colors, he will reduce his overall painting quote by \$21k to \$105,400.

Drew Smith moved, Shelly Brand seconded that the Architectural/Landscape Committee determine colors for paint and develop a mock-up model. The motion passed 6-0.

Drew Smith moved Bob Yoder seconded to accept the bid from Jennings pending funding availability. The motion passed 6-0.

Drew Smith moved and, Shelly Brand seconded for the Regime III President to approach the bank for added financing of \$36,000. The motion passed 5-0.

President Young appointed Ed Foster and Drew Smith to join him on the project committee.

The railing on the deck of Unit 284 fails to comply with the Ipe wood surface requirement. Drew Smith moved Bob Yoder seconded not to accept the deck railing construction and request the cable box be remounted to the building. The motion passed 5. Drew Smith mentioned the need for a "Construction Packet" to give owners who want to build a deck.

There was some discussion about solutions to the parking issues. Drew Smith will investigate and provide a proposal.

New Business

Discussion on weed growth in the lake included lake ownership. Ed Foster will talk to McCanlis about the issue. There was also a discussion about alligators and notification to Regime Presidents of any eradication efforts.

Homeowner Comments

There was some question about some downed trees in the Regime.

Adjournment

Drew Smith moved Ed Foster seconded to adjourn. The motion passed 6-0.

Barbara Rossignol Secretary