

**BELLE ISLE YACHT CLUB
REGIME III
BOARD MEETING
JULY 28, 2019**

Board Members Present: Drew Smith, Ed Foster, Shelly Brand, Laurie Passmore. Secretary Barbara Passmore

Homeowners: Glenda Smith, Kathy Terrell

Vice President Drew Smith welcomed the homeowners. The Regime has now closed the books on the 2018/2019 year. The roof project has been completed, so maintenance costs should be less.

Agenda

Laurie Passmore moved, and Ed Foster seconded to approve the agenda. The motion carried 4-0.

Minutes

Ed Foster moved, and Shelly Brand seconded the approval of the minutes. The motion passed 4-0.

Ed Foster moved, and Laurie Passmore seconded the approval of the organizational minutes. The motion passed 4-0.

Treasurer's Report

Vice President Smith read President, Charles Young's comments. Ed Foster explained that BIYC 2016/2017 audit is completed. The audit for 2017/2018 should be completed next week.

Under the maintenance expenses, the print-out shows \$153,585.21. However, if the cost of the roofs is subtracted, this line-item will show \$10,000 under budget. The water and sewage line-item shows \$4599.70. This figure is for 4 months. (The meter did not work for 3 months. When the problem was discovered in May, the Regime was billed the back 3 months plus June.)

The flood insurance was paid prior to the July 9th deadline. The homeowners will have until July 31st to pay their portion.

The bank has foreclosed on Unit 271 and the owners moved their possessions this weekend. The unit will be auctioned August 5th. There appears to be fascia damage on the outside of the unit due to overflowed gutters. This probably will be a Regime expense.

Beginning this month each Regime will pay bills directly to the city for sewage and water.

Laurie Passmore moved, and Ed Foster seconded to accept the flood insurance assessment based upon the recommendation by our attorney, Elizabeth Saranati. The motion passed 4-0.

Committee Reports

Maintenance Committee

Phragmite Control – The bay wetlands were sprayed in May and last week. Drew Smith, Chair, will contact the company to discuss progress after the last spray.

Siding Project - New quotes have been requested for residing the fronts of RIII buildings with HardiePlank siding. Building 26 is not included since it already has HardiePlank. Building 27 only has the rear and one end replaced with HardiePlank and completing that building will be part of the quotes. The 2019/2020 budget is built around this residing project. Consideration will be given to trim color changes before the siding program begins.

Roofing Status - The roofing project is completed but there are some minor repair issues being addressed by the contractor. Two weeks ago, Charles Young sent out a "last call" to members for any needed repairs. The few responses were addressed last week. One final meeting with the contractor should have all issues resolved and the contractor will be released.

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

Architect/Landscape Committee

The submitted plan for the deck on Unit 284 has met all requirements. It was suggested that a packet be developed which explains all the necessary permits and requirement for any construction on RIII units.

There was some discussion on future trim painting of the condos. The Committee chair was encouraged to seek out assistance on the color design of the building.

Social Committee

The May social cost \$283.35. Ninety dollars (\$90) was collected from guest attendees which helped defray RIII costs.

Board of Stewards

Ed Foster shared that the BOS discussed changing the rule about members accompanying guests while fishing. Wrist bands were discussed as a form of identification of guests. Upgrades to the office computer systems are needed. The office now accepts credit cards for payment of marine expenses. Painting of the Marina Building and the Yacht Club has been complete.

Lonnie Jones, Commodore, and Ed Foster will meet next week with the consultant to discuss spoils area concerns raised by homeowners outside the gate. Bill Turner, owner of the prospective spoils area, wants assurances in the granting of a Land Lease Agreement.

Unfinished Business

Ed Foster moved, and Shelly Brand seconded to approve the deck proposed for Unit 284. The motion passed 4-0.

New Business

Laurie Passmore moved, and Shelly Brand seconded to engage Elizabeth Saraniti to oversee the foreclosure and sale of Unit 271 for the protection of the Regime's interest. The motion passed 4-0.

All Regime III's contracts, agreements, warrantees, etc. have been moved the BIYC office.

The Board was asked to think about how to ensure that two parking places per unit rule is upheld.

Adjournment

Ed Foster moved, and Shelly Brand seconded to adjourn. The motion passes 4-0.

Barbara Perryman Secretary