

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

**JULY 29, 2018**

Board Members Present: Drew Smith, Laurie Passmore, Miriam Swiler, Ed Foster and Barbara Passmore, Secretary

Homeowners Present: Glenda Smith, Randy Poore, Randy Trogden, and Wes Brand

Vice President Drew Smith called the meeting to order. He reported on the Board of Stewards Work Session.

The Regimes finally received financial reports for the last fiscal year, July 1, 2017 – June 30, 2018. BIYC has discontinued using the TOPS accounting program and has reverted to Account Edge.

The Yacht Club needs painting and some repairs. It was decided to pressure wash and make repairs first, then decide whether to paint the entire building. There has been some concern about the Beach House security. Owners were reminded to lock up when they leave.

An IT network will be installed in the office to improve communication between machines.

The Marina Committee met on Saturday. Several small committees were established to (1) investigate the extension of the lease from the state and (2) reestablish communication with Mr. Turner about the spoils area.

J.C. Cappleman has resigned, but Colleen Trimmer will continue with the administrative duties in the office.

#### Agenda

Vice President Smith called for an approval of the agenda. Miriam Swiler moved, and Ed Foster seconded to approve. The motion passed 6-0.

#### Minutes

Laurie Passmore moved, and Ed Foster seconded to approve the minutes. The motion passed 6-0.

#### Treasurer's Report

Laurie Passmore reviewed the financials. He pointed out that there were still problems with the year-end financial report. That the report shows an insurance line item, but the 2017-2018 budget did not include an insurance line item. Also, the Social line item is incorrect. Vice President Smith recommended that President Young and Laurie Passmore meet with Kelly Moore, the accountant, to revise the report.

A question was asked about the progress of insurance payments by homeowners. As of Friday the 27<sup>th</sup> all but one homeowner, Unit 271, has paid the Causality insurance. There are still twelve people who owe Flood insurance which is due August 15<sup>th</sup>.

#### Maintenance Report

*Phragmite Control* – PLM has finished the Spring spraying. Because of significant rain, a respray may be necessary.

*Siding Project* –(Ongoing) 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. This will dovetail into the siding project.

*Roofing Status* –(Ongoing) When appropriate funding is determined, the contractors will requote the job with both metal and composition roofs. Funding the project will be a combination of a portion of the reserves and a multi-year bank loan in order to complete the project without the need of a member assessment. 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.** It was suggested that President Young and Laurie Passmore restart the funding options for replacement of the roofs.

*Pending Work* -Repairs to hose bibs on three units were done last month to eliminate water leaks. The Committee will continue to check on leaks.

Unit 303 submitted a maintenance request for foundation leveling on the front under the sliding door, replacing shingles in the patio, repairing the stairs from the patio and painting the stucco wall facing the parking lot. The homeowner was informed that stairs are homeowner's responsibility. It was moved by Ed Foster and seconded by Miriam Swiler to make repairs on Unit 303 at a cost of \$6500. The motion passed 6-0.

Unit 251 has had roof leaks on the rear roof. Attempts to stop current leaks have been unsuccessful. A section of the roof will need new shingles and flashing to prevent future leaks. The estimate is \$600 to re-shingle that roof section. Sheetrock repair and painting will be about \$250.

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.

The Committee includes Drew Smith, Randy Poore and Bobby Yoder.

#### Architectural Committee

Randy Poore reported that the Committee approved Unit 292's request to replace windows.

The Committee stated that any proposed change to the exterior of the building, windows, walls, etc., the homeowner must file a request to the Architectural Committee. There was a discussion about standardizing the size, material and looks of the patio doors. Vice President Smith asked the Committee to make some recommendations on the issue. The Committee includes: Randy Poore, Chair, Ed Foster, Warren Oats, Stephanie Young, and Cindy McLean.

Randy Poore did verify that the window air conditioner has been removed from Unit XXXX.

Miriam Swiler emphasized that the current and future rules must be communicated to the homeowners.

#### Social Committee

Miriam Swiler assured the group that a social will be held in the fall.

#### Unfinished Business

There was some discussion about the continuing problems of trespassers and securing the open sections near the back gate.

Legal advice has verified that flood insurance can be required of all homeowners in the Regime.

#### New Business

None

#### Home Owners Comments

Mark Thompson is not a licensed contractor.

Mr. Turner's field at the end of the Regime is being maintained by BIYC lawn service.

Many cars are speeding on Belle Isle Road. SLOW DOWN!!!!

#### Adjournment

The meeting adjourned at 11:20.

