

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

MARCH 27, 2022

Board Members: Charles Young, Doug Maloy, Ed Foster, Drew Smith, Shelly Brand, and Barbara Passmore.

Homeowners Present: Glenda Smith, Chris Buslovich, Becca Buslovich, John Scullion, Stephanie Young, Fred Dyer

President Young calling the meeting to order at 10:03. He thanked Fred and Aysel Dyer for their leadership on the plantation tours stop at BIYC.

Adoption of Agenda: Barbara Passmore moved; Shelly Brand seconded to approve the agenda. The motion passed 6-0.

Minutes: Drew Smith moved; Shelly Brand seconded to approve the minutes. The motion passed 6-0.

Treasurer's Report: After a review of the current financial report, it was moved by Drew Smith and seconded by Shelly Brand to accept the report. The motion passed 6-0.

Report on Progress of Siding Installation and Painting Project: President Young shared that the contractor is near completion of the project. The Regime will still have expenses for fascia replacement and the painting of the balconies. All Regime homeowners' patio doors have been replaced, however, several still need to be installed. Several balconies still need painting and installation. Some doors and windows that homeowners ordered have also yet to be installed.

The Regime continues to work on reducing the moisture under buildings. Because gutters were not installed on several buildings, there is considerable moisture levels under those buildings. Conduits need to be installed for those buildings to drain the water away from the foundations. Diverters have been installed on all but one unit.

Harris Termite and Pest Control will be inspecting under buildings in this next month in order to compile a termite and moisture report.

RIII Committee Reports

Maintenance

Phragmite Control – Growth this Spring will be monitored to decide on timing of the next spraying. The Committee and the Architecture and Landscape Review Committee will investigate alternate methods of chemical applications.

Siding Project - The project is almost complete except for some items on the punch list.

Rainwater Issues – Harris Termite and Pest Control, who maintains the Regime sump pumps, did some trenching underneath building 30 and replaced a faulty sump pump to further drain any water accumulation in the crawlspace.

Unit 313 – A replacement was requested for front and rear hose bibs. A plumbing contractor will be contacted to determine the extent of the replacements.

No leaks have been reported in the calendar year 2021 and so far in 2022. **Homeowners must contact the Regime immediately if a roof leak occurs so the contractor can be connected. Please keep in mind that the roof warranty is not valid in wind driven rain (i.e., hurricanes) storms.**

Newly reguttered buildings must be monitored for clean gutters and diverters. Memos to all Regime III homeowners were circulated stating that gutters and diverters must be kept clear, which is homeowner's responsibility. If a homeowner is notified that their gutters need cleaning, the homeowner has two weeks to complete the cleaning. After two weeks if the work has not been completed, a contractor will be contacted to do the work at the homeowner's expense.

Architectural and RIII Landscape Review

The Committee is considering clearing small trees etc. under the oak trees near buildings.

Social

The Committee is looking at May during the annual meeting weekend for a possible social.

Bylaws

Several legal and insurance questions need to be resolved before the revised document can be distributed to the membership.

Ratification of Board Actions between meetings

Ed Foster moved; Doug Maloy seconded to approve the landscape proposals of Units 291 and 292. The motion passed 6-0.

Report of BIYC Board of Stewards activities

Because there is no firewall on BIYC office computers, bank drafts for homeowners' fees will be completed by the accountant.

The Yacht Club stairs still need the balusters installed and painted. The air conditioners in the kitchen and the main area of the Yacht Club were replaced. The air conditioner in the restroom area has been repaired.

The Fire Marshal found several violations at BIYC and many of those have been repaired and brought to code. The water pressure on Finch Drive is poor and needs to be addressed.

The marina continues to collect silt in so dredging companies will be contacted to procure bids for additional dredging.

BIYC Committee Reports

Bylaws – None

Insurance – None

BIYC Landscape – None

Unfinished Business

After contacting the attorney regarding Unit 304's sinking patio issue, it was determined that the Regime is responsible for the repair. The cost of the repair was born by the homeowner with the understanding that in the future similar repair problems will be the Regime's responsibility. President Young thanked the Fosters for their repair cost contribution to the Regime.

Several solutions to the Lake Johnstone bank erosion by building 29 are still being investigated. There is an ongoing discussion about the ownership of Lake Johnstone. Is it the property of BIYC or Regime III? This issue needs to be resolved. President Young will ask our manage to examine this condition and recommend possible solutions.

New Business

Barbara Passmore presented a draft of the 2022-2023 budget and encouraged Directors to review and make suggestions.

Homeowner Comments

Drew Smith repeated his request that BIYC repair the potholes at the exit gate. There was some discussion about the timing of the cutting of the bushes at the gate.

Adjournment

The meeting adjourned at 11:10.

Approved 5/22/22
Barbara Passmore