

BELLE ISLE YACHT CLUB

REGIME III

MEETING

March 26, 2023

Board Members Present: Charles Young, Drew Smith, Doug Maloy, Barbara Passmore, Shelly Brand, and Bob Yoder

Homeowners: Glenda Smith, Sis Yoder, and Fred Dyer

I. President's Report Charles Young shared with the Board some information about the marina dredging and the increased participation at First Fridays.

II. Agenda Doug Maloy moved; Drew Smith seconded to approve the agenda. The motion passed 6-0.

III. Minutes Bob Yoder moved; Doug Maloy seconded to approve the minutes. The motion passed 6-0.

IV. Treasurer's Report Barbara Passmore reviewed the February expenditures. The Regime overpaid the Casualty Insurance by \$464. This was returned to the Regime.

The proposed 2023-2024 Regime budget. A motion to adopt the budget will be presented at the Annual Meeting in May.

V. Committee Reports

A. Maintenance Phragmite – There will be another spray of greenery between Lake Johnstone and the bay to eliminate the scrub trees behind the large oaks at the right end of the Lake.

Rainwater Issues- The Regime continues to minimize rainwater run-off under the buildings. This is a priority in the 2022-2023 fiscal year.

Gutter Inspections- The Regime continues to search for a contractor to inspect and clean the gutters and diverters. Particular attention will be given to gutters under overhanging trees.

Rain Diverters – Diverter installation on the rear roofs of some of the Regime's units has been completed. These diverters are important in the plan to minimize rainwater under the buildings.

Water Supply Line Leak – Building 31's water supply line leak in the front lawn was repaired a month ago. The area is still moist. The standpipe will be cut at ground level when the dirt and lawn are smoothed and sodded after the area is dry.

Roof Leak – Minor inside repairs and painting from rain leaks in Units 251, 281, and 282 are needed. .

Memos to all Regime III homeowners were circulated stating that gutters and diverters must be kept clear, which is the homeowner's responsibility.

B. Architecture and Landscape Review – Shelly Brand moved; Doug Maloy seconded to approve the planting of Monkey grass in front of Unit 252 by the owner.

C. Social There will be an RIII social in May or June to kick off the Summer season.

D. Bylaws No report

VI Reserve Study Recommendations No Report

VII BIYC Activities

- A. Board of Stewards The manager continues to work toward acquiring the 20-year lease for the Marina. There will be a BIYC budget deficit because of necessary maintenance of buildings and the properties.
- B. Bylaws The Committee is currently working on policies.
- C. Finance Committee The committee met on Zoom to discuss the members' budget meeting. Also, will have a meeting after Yacht Club meeting today.
- D. Landscape The county not returning phone calls, Stephanie feels we should move ahead with necessary screening of pump station.
- E. Marina The manager continues to work on obtaining permits, replacing pilings as well as the lease. Delta chose not to purchase the boat, Stinker Bell. The Marina Committee will explore the selling of parts or possible other uses. Once the dredge begins it will take 75-90 days for completion.

VIII Unfinished Business

A. Drew Smith moved; Barbara Passmore seconded to approve the revised Homeowners' Manual. The motion passed 6-0.

B. The Regime continues to wait for approvals by the city to plant foliage around the lift station.

C. There have been five (5) bids to repair the eroding section of Lake Johnstone. The lowest bid is \$18,000.

D. Harris has yet to inspect moisture under the Regime units.

E. The Regime has yet to find a contractor to clean gutters and diverters.

IX. New Business Buslovitch rental unit – trailer with motorcycle parked in front of unit.

X. Adjournment Drew Smith moved; Shelly Brand seconded to adjourn. The motion passed.

*Approved
7/30/23
Barbara
Passmore*