

Bayshore Townhomes Condominium Association Meeting

July 22, 2021

Called to order: 7:09 pm

All council members present

Proof of Notice signed by Loretta Forsythe, secretary

No changes to the agenda

Motion to approve April 8th, 2021 minutes by JB, 2nd HW, No discussion; Approved

Financial Report given by HW. Aging report: Pat Hoffman still behind in her dues.

Need to make a decision to advance rest of years fees. Anything over 60 days.

Motion to advance rest of the year's dues on the Hoffman account by JB, 2nd JS;

Approved

Motion to move \$81,684 CD from Community Bank to a Money Market at Farmers National Bank of Willard by JB, 2nd JS, Discussion; Motion passed

Motion to accept Financial Report by JB, 2nd LF, No discussion; Motion passed

Motion to charge Pat Hoffman half of the \$660 legal fees in trying to collect the past due fees by JB, 2nd JS, Discussion; Motion was changed to allow PH to pay her total balance of \$697 by close of business on July 31, 2021 before advancing any fees or further collection policies. Motion made by JS, 2nd LF, Opposed JB & HW; Motion passed

Management Report by JD.

Motion to accept Management Report by JB, 2nd JS; Motion passed (See Attached)

Nominating Committee Report: JS No elections pending, no need for committee at this time.

Motion to accept report by JB, 2nd HW Motion Passed

Insurance Certificate Requests required by our documents and Hartford our Insurance Company.

Motion to fine home owner's \$50 fine if their Home owner's Insurance Certificate hasn't been received by the board by August 15, 2021. If no compliance in increments of 30 days, another \$50 will be assessed by JB, 2nd HW, discussion; motion passed.

Insurance Renewal: There possibility will be a 5% increase this year. More info to come. Council will need to accept the renewal before the Council meets in October.

Unfinished Business:

2021 Projections Discussion on:

Pest Control

Painting Shutters, trim, doors

Caulk bump outs

Bids on all

Staying within our budget

Motion to caulk bump outs first triple and doubles, then painting of shutters and painting and caulking of doors starting with blue, then green, then red. Starting with Pelican Ct., Heron and Teal. All colors matching. In 2022 painting of trim as budget allows by JB, 2nd HW; Motion passed.

Discussion of 25280 Heron Pt. repairs

Ordering of siding

News letter

514 Apartments on Longneck across from our entrance

JD and JB attending Sussex County Council meeting in reference to the 514 Apartments

Extensions of down spouts to be addresses in news letter

Reserve Study early by Bob Wheatly

Motion to do reserve study this year by HW, 2nd JB; Motion passed

Open discussion of home owners

Motion to Adjourn meeting by JB, 2nd HW; Motion Passed

Meeting Adjourned 9:13pm

Respectively Submitted

Loretta Forsyth, Secretary

Townhomes of Bayshore Condominium Owners Association

Self-Managing Report from June 4th thru July 22nd, 2021

By the President

- Continue having by-weekly conversations with Landscaper
- Received E-mails from Homeowners on Questions or Concerns
- Working with Lekco Construction every week to discuss issues that we are having with the window replacements
- Bi- weekly Community Inspections done and all damages have been repaired or schedule to be repaired
- 5 Resale Certificate / Inspection is being provided for the sellers.
- Attended public hearing on Baywood Garden
- Working closely with Contractors on Bids for caulking and painting the bump-outs
- Work closely with the Welcome Committee on welcoming new owners and tenants.
- Working with Sharon Goodman on the Quarterly Newsletter for 3rd Quarter
- Working on issues and concern with the POA that we help Our Community

Presented and reviewed by July 22, 2021.

APPROVED 10/11/2021