

**Townhomes of Bayshore Condominium Owner's Association
Council Meeting October 10, 2019**

Called to Order 6:02pm

Quorum present: John Dill, President; Hank Walton, Treasurer; Jeanne Bartlett, Secretary; John Sciole, Member At Large

Motion to accept 08/15/2019 Minutes by JS, 2nd HW Carried

John Dill: Self-Management report:

Had 7 text and 44 e-mails • 4 By-weekly inspections
2 Resale Certificates • Planted 38 new bushes • Seal coated 146 driveways
5 driveways need further work • Getting bids for Painting front doors and trim
Getting bids for roof inspections • Finalized Snow removal contract

Motion to accept self- managing report by HW, 2nd JB Carried

Treasurer's Report; Hank Walton, See attached

Motion to accept Treasures report JB, 2nd JS Carried

Projection of Budget/Cashflow to year end given by bookkeeper Karen Dill

Motion to take \$9874.18 out of the M & T operating account and deposit into the Fulton Bank Capital Reserve account to fund the balance of what was not funded at year end 2018 due to prior Council leaving no money to pay bills. by JB, 2nd JS Carried

Motion to withdraw \$20,272.00 from the Fulton Bank Money Market Capital Reserve Account and deposit it into the M & T Operating Account, to reimburse operating account for expenses that were Capital expenditures. by JB 2nd JS Carried.

Finance Report: None

Nominating Committee:

John Sciole announced that he would be a candidate in the next election for Council and therefore can no longer serve as the Chair of the Nominating Committee. He suggested Jane Hofherr to be his replacement as Chair going forward.

Motion to appoint Jane Hofherr as chair of the Nominating committee by JS, 2nd HW Carried
Members of that committee are:

• Jim B • Hillary F • Karen R

John Dill announced that he would also be a candidate in the next election for Council in 2020 when his term is up.

JD will Send an e-mail to JH letting her know of her appointment to the committee chair and asking her to get in touch with the other members to see if they still want to serve. If they don't an e-mail will be sent calling for volunteers.

Reserve Component Committee: Mike B, Chairman

Members of committee:

Mike B • Liz C • Diane L • Jim B • Karen Regan

The committee sent out a survey to the 146 owners of the townhomes as well as an explanation that in order to remove the windows, doors and garage doors from our documents that 67% or 98 of the townhome owners and 51% of the mortgage holders would have to agree to it. The committee received 63 responses. Only 9 of those responses agreed to eliminate the 3 components. The committee concluded there wasn't enough interest in the community to move forward to remove the components.

Their recommendation to the Council was to not amend the documents there by leaving the doors, windows and garage doors as part of the Associations responsibility for repair and replacement.

Motion to accept the Committee's recommendation and report by JB, 2nd HW Carried.

Motion to not amend the Declaration and CC&R's leaving the Doors, Windows and Garage doors in the Documents by JS, 2ndHW Carried.

Ryan Homes Structural Report; Jeanne Bartlett

Working on getting specs of framing and Foundation Landscaping:

John Dill, Changes to the contract with Maxwell June, August and November will be Bush cutting months. Fertilization: Cancel July's weed & feed

Watering Issue: Problem with the regularity of irrigation system. Sprinkler heads need to be reset.

Painting and Trim; Getting bids, Not Jason.

Power washing: 8 or 9 houses need it, bids being taken

Seal Coating of driveways: Pavemaster Paving did a great job. They applied the sealcoat by brush and squeegee. This was more costly, but the best was to do it considering there has been no maintenance for so long. Couple of driveways need more work. Pavemaster working on bids for those driveways and over flow parking.

New Business

Committee needs to be formed to identify what constitutes a repair and replacement that owners will be responsible for; and what constitutes is a repair or replacement that the COA is responsible for.

Motion to form a committee to identify what constitutes a repair and replacement that the home owner is responsible and what constitutes a repair and/or replacement that the COA is responsible for by JS, 2nd JB Carried

Current Volunteers for Committee:

Sharon G • Hillary F

looking for addition members to form a committee with 5 to 6 members total.

Snow removal: Cypress \$40 a man hour. Hard to get people to shovel. Motion to accept the bid from Cypress for a \$40 a man hour for doing the snow removal for the next 3 years by JB, 2nd HW Carried

Motion to appoint Karen Dill as a Form 50 Agent for the Council by JS, 2nd JB Carried
Received Several CIC complaints. They were all completely the same word for word.

Motion made to amend our Documents to provide for email notification to COA Council and Members, for all meetings by email instead of USPS mail by JS 2nd HW Carried

Motion to remove endorsement of Equipment on our insurance policy to save \$1500 by JS, 2nd JB Carried.

Motion to approve **2020 Budget by reducing the Working capital of \$13,575 line to \$6,333.00 and thereby setting the quarterly dues each quarter to \$495.** If there is a surplus it goes into the working capital. By JB 2nd JS Carried.

Motion for Sharon G to start a Community Newsletter to be sent out quarterly by JS, 2nd HW Carried

Discussion of Members

Motion to Adjourn by JB 2nd HW Carried
Adjourned 8:15pm

SUBMITTED---- Jeanne Bartlett, Secretary-----Electronic signature

APPROVED 2/5/2020