

Townhomes of Bayshore Condominium Owners Association, Inc.
Council Meeting Minutes
April 30, 2022

Meeting called to order by President John Dill at 1:08 PM
All Council members present.
Proof of Notice of the meeting signed by John Sciole, Secretary

Changes to the agenda:

- Add a variance to the building code

Motion made to accept the changes to the agenda by JB, 2nd by LF; No discussion; Motion passed.

Approval of minutes for February 3, 2022 meeting: Motion to approve made by JB and 2nd by LF; No discussion; Motion passed.

Motion to elect a new Nominating Committee Chair: John Dill made a motion to nominate Jeanne Bartlett as new Nominating Committee Chair and HW 2nd it. No discussion; Motion passed.

Financial report: Since the financial report was read by Hank in the Annual meeting earlier today and it was approved, a motion was made by JB and 2nd by LF to skip the reading of the report and accept it.

Replacement cost appraisal for Insurance: Insurance rates are going up 20%. Hank suggested we get the square footage of each building and submit an appraisal to the insurance company to get the rates down. Hank made a motion to look into what it would cost to have an appraisal done and decide if it's feasible. It was 2nd by JB, no further discussion, motion passed.

Variance to building code: A unit owner wanting to add a 3-season was told by the contractor that he could not do it without a firewall. After meeting with a state inspector, it was suggested we could get a variance for \$600, with no guarantee it will be approved, to allow owners to install 2 or 3 seasoners. A motion was made by JB and 2nd by JS to look into getting the variance. No further discussion, motion passed.

New contracts for roofs: Council discussed whether to keep the current contractor for the roofs for now with a new contract stating the details of what he must do or he will not be paid. Hank was opposed to keeping them. A motion was made by JB and 2nd by JS to go with the current contractor with a new detailed contract with payment guaranteed only if the job is done as stated. No further discussion; 3 in favor, LF abstained, and HW opposed. Motion passed.

Open discussion of townhome owners.

Motion to adjourn meeting made by JB, and 2nd by LH; Motion Passed.
Meeting adjourned at 1:56 PM.

Respectively submitted
John Sciole, Secretary