

Townhomes of Bayshore Condominium Association, Inc.
Minutes of August 15, 2019 Regular Council Meeting

August 15, 2019

Call to Order: 10:10AM

Roll call of Council: Quorum Present JD, JH, JB, HW JS

Proof of Notice: Proof of Notice recognized by the Secretary and Executed

Changes to the Agenda: JD added the subjects of Insurance Claim Payne and Termite policy warranties.

Acceptance of Minutes: Waive reading, JH motion to accept 4/25/19 minutes, HW 2nd motion carries

Self-Managing Report: JD, received 17 text and 43 e-mails, copy of report attached HW Motion to accept, 2nd JB motion carried (all)

Treasurers Report: HW gave financial report Need motion to re-invest CD that comes due on 10/23/19. Credit Unions give better rates than banks. We have used the local credit unions, but there can be better rates if we use Credit Unions online. Example given PENFED. Hank reviewed Delaware Banks and on line options Motion to re-invest CD on line made by JH, 2nd JB Motion passed (all)

Motion to reimburse Mr. & Mrs. Andrus \$38.52. Balance of Insurance proceeds after all repairs to structural damage to homes 32301 and 32299 Turnstone CT involved is complete by JH, 2nd JS Motion carried (all)

Motion to Accept Treasures report JH, 2nd JS motion carried(all)

Financial Report & Audit: KD See attached

Motion HW for K Dill to provide schedule adjusting the remaining balance required to fund the reserves from 2018. 2nd JH Motion carried (all)

Motion JB to provide monthly financials on accrual bases beginning from January 1, 2019 forward. JS 2nd motion carried (all)

The Bank statement came in and 3rd party Dick O'Brian has joined the Finance Committee. He will open and looked at the bank statements and sign of each month.

Motion to allow bookkeeper to file 1120H form for 2018 taxes JH, 2nd JB Motion carried (all)

Nomination Report: No report

Landscaping Report: JD 1 complaint bushes at a neighbor's house is over 3 ft. tall. Contacted owner, he will take care of it.

Maxwell offered to purchase at his cost the boxwoods and azaleas for us at his cost. We will plant them.

Motion HW allowing Maxwell to purchase the plants at his cost for us, JH 2nd Motion carried (all)

Motion to dust for bag worms HW 2ND JB Motion carried (all)

Painting Doors and Trim: JH Contacted Jason the Painter/Vendor regarding what has been completed? What needs to be completed? Jason will work up the numbers and submit an accounting in writing.

Motion HW to expedite the Painting of Doors and Trim with a walk thru the community, by an Associations representative to compare our findings with his records and estimate to make sure we are in agreement. 2nd JS motion carried (all)

Collection Policy: Review of Collection policy. Motion JH to accept the Policy as written (see Attached)
2nd JB Motion carried (all)

Termite Warranties: JD reported on cost of Warranties and incidents of Termite re-infestation. Motion
JD to cancel termite warranties 2nd HW Motion Passed (all)

Motion JH to continue self-management of COA and save \$22,000 this year, 2nd JS Motion carried (all)

Motion JB to accomplish needed repairs to driveways and overflow parking areas to be completed by
the end of 2019, 2nd JH motion carried (all)

Renewal of Insurance: Motion JB to go with RCM&D Insurance for COA Community coverage. 2nd HW
Motion carried (all)

Motion JH, to write off \$385.18 that the accounting records show Payne family owes the Association.
Discussion, research indicates the balance dates prior to their bankruptcy. Monies collected by prior
management company and applied seem to be incorrect. Notice to POA and query of prior management
company has gone without comment. JB 2nd. Motion carried (all)

Motion HW to refund overpayment of \$1,530.35 to RESICAP for duplicate payments made on the
account of 32338 Turnstone Court. 2nd JB Carried (all)

Motion, HW to have a liaison from the COA Council to the ARC Rental Change Committee 2nd JH Motion
carried(all) JB volunteered to be the liaison.

Motion JH, John Dill is to send an e-mail to the community asking for volunteers and to form a
committee to oversee the possible Removal of the Components, Door, Windows, and Garage Doors
from our Documents and setting a 10-day limit to respond. If no one responds within the 10 days given,
it will be assumed the Documents will stay as originally written. 2nd JB Motion carried (all)

Open Discussion

Adjournment: Motion JH to adjourn 2nd HW Carried (all) Meeting adjourned 1:17pm

SUBMITTED: JEANNE BARTLETT-----SECRETARY
Electronically signed as above