

Townhomes of Bayshore Condominium Owners Association, Inc

Council Meeting October 8, 2020

Called to Order 7:01 PM

All Council members present

Proof of Notice signed by Jeanne Bartlett< Secretary

No changes to the Agenda

Approval of minutes for July 23, 2020 meeting, Motion by JS, 2nd by HW, Motion carried

Self-Management Report for period July 23rd-October 8th, 2020 by JD, Reported Topics:

- Bi-weekly conversations with landscapers
- Respond to E-mail questions and concerns by home-owners;
- Working on doors and window replacements; continued delays of supplies due to Covid-19; received 2 vendor bids and waiting on 1 more;
- Bi-weekly inspection of Community;
- Resale certificates provided for sellers;
- Welcome Committee (Lynn Ruth) greeted 4 new owners with Welcome packets;
- Met with POA-ARC Chairwoman to resolve issues on their Guidelines;
- Road pavement and driveways completed successfully through cooperation with POA, thanks to Lou Muller;
- Quarter newsletter in process by Sharon Goodman.

Motion to accept Self-Management Report made by LF and 2nd by JB, motion carried.

Treasurer's Report by HW:

2020-year review as of October 8th: Underbudget on our total expenses by 5%. Motion to accept Treasurer's Report for 2020 made by JS and 2nd by JB.

2021 Budget and Review: The budget was presented by HW and Council reviewed it; Key issues: (1) New Landscaping contract \$18,450 (no rate increase; significant reduction due to area being taken care of by POA); (2) Reduce in annual assessment from \$495 to \$465, (3) HW (after working with insurance company) made a Motion to reduce the value of the buildings for our property insurance coverage from \$41 million to \$38,755,000, 2nd by JS, motion carried; Motion to accept 2021 budget made by JB and 2nd by LF, all approved, motion carried.

Nominating Committee: Motion for Jeanne Bartlett, VP, to replace Jayne Hofherr as chairwoman of this committee made by LF and 2nd by HW motion carried.

Shared Responsibilities Committee: Karen Dill read Dick Phillip's report (absent from meeting); See attached report. Motion to accept the report made by JB and 2nd by LF.

Unfinished Business:

- (1) Removal of bushes and replanting to occur based on weather conditions;
- (2) Door trim and painting;
- (3.) Paint Doors and Shutters

Motion made by Jeanne and 2nd by LF to use the \$10,000 excess from 2020 and 2019 to finish up 2020 maintenance including, paint doors and shutters (Turnstone side) Discussion lead by KD by way of reminder, that assessments for 2020 were held under to \$495/QRT for 2020 with the idea that if there was excess revenue those funds would go to the working capital first. This would complete the buildup of the working capital. \$6,300 must go to working capital first and the remainder of the excess can then be used for maintenance. (from the 2019 and 2020 budget) for 2020 maintenance.

Motion made by Jeanne and 2nd by LF to use the \$10,000 excess from 2020 and 2019 to finish up 2020 maintenance including, paint doors and shutters (Turnstone side) after \$6,300 is moved to working capital. Motion carried.

- (4) Master Policy Renewal on Insurance: Motion to renew with \$5,000 deductible made by HW, and 2nd by JB, motion carried.
- (5) discussion on changes to website.

Special Meeting notice to be sent to members on 2021 budget ratification meeting set for November 19, 2020 at 10 AM. Notices to members will also include notice for Feb 4, 2021 meeting.

Open Discussion

Motion to adjourn meeting made by JB and 2nd by Hank, motion carried. Meeting adjourned at 8:31 PM.

Respectfully Submitted
Loretta Forsythe, Secretary

ATTACHMENT

On 10/08/2020 11:28 AM rgpinde@verizon.net wrote:

People

I will not be able to attend our COA Council meeting tonight and I will ask Karen Dill to read my Report. Please review the following and advise me of any changes or correction that I need to make.

Report to COA Council
From Dick Phillips
Dated October 8, 2020

The COA Shared Responsibility Committee has had two meeting with the POA Committee and received a recent email from their Committee. The following is a summary thereof:

First Meeting- We reviewed various documents relating to the Bayshore development and the Common Area. The POA Committee stated that they agree that the POA owns the Common Area in the townhome section.

Second Meeting- The COA Committee presented a list of approximately a dozen areas related to the townhomes where the COA would continue to have responsibility. The remainder of the Common Area would become the responsibility of the POA. Only two question were on the table. First was if the overflow parking was for the exclusive use of the townhome owners, and while we appeared to agree that it was not exclusive, the COA would assume responsibility. A second question, presented by the POA, was what are the projected additional costs for the POA. To answer this question Karen Dill agreed to prepared some cost projections that she would present at our next meeting. After some time delays due to covid-19 issues she obtained a price for lawn care needed to completed her projections.

On October 7th I sent an email to Lou Muller, Chair of the POA Committee and advised him that Mrs. Dill had completed her projections and requested some dates for a next meeting. At 6:31 Mr. Muller sent me a long email stating inter alia... "we have been unable to come to a workable agreement that differs from the 2010 Shared Expense document." As Chair of the COA Committee I believe this statement to be untrue, we were in fact still in discussions. The email also stated that the actions of the COA Committee was a "a stall Tactic", that "the COA Committee, at the direction of the COA Council, has no intention of working something out and the creation of a joint committee was all just token words for the COA Membership".

Accordingly, I would recommend the Council do nothing until the new POA Board is elected and then reopen discussions.

Respectively
Dick Phillips