

Townhomes of Bayshore Condominium Owners Association, Inc.
Council Meeting Minutes
September 22, 2022

Meeting called to order by President John Dill at 7:05 PM

Council members present: John Dill, Jeanne Bartlett, Mike Bragdon, John Sciole; Loretta Forsythe absent.

Proof of Notice of the meeting signed by John Sciole, Secretary

Changes to the agenda:

- Add the structural issues at 32331 Turnstone
- Add June 28th Special & Organizational meeting to the acceptance of the minutes
- Discuss motion to accept contractor for the roofs

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

Acceptance of minutes

April 30, 2022 Organizational meeting to discuss positions: Motion to accept made by JB and 2nd by JS; No discussion; MB abstained; Motion passed.

April 30, 2022 Council meeting: Motion to accept made by JB and 2nd by JS; No discussion; MB abstained; Motion passed.

June 28, 2022 Special Council meeting to fill Director's vacancy: Motion to accept made by JB and 2nd by JS; No discussion; MB abstained; Motion passed.

June 28, 2022 Organizational meeting: Motion to accept made by JB and 2nd by JS; No discussion; Motion passed.

Self-Management Report for period May 1, 2022 thru September 22, 2022 presented by John Dill (See Attachment); Motion to accept Management Report by MB, 2nd by JS; No discussion; Motion passed.

Financial report: Treasurer Mike reported operating and reserve balances; discussed the purchase of a new CD to replace the one expiring in July; assistant treasurer Karen discussed projection to year-end; will have extra money at year-end that we can use toward needed maintenance and repairs; Motion to accept Financial report by JB, 2nd by JS; No further discussion; Motion passed.

Committee reports: No report from Nominating Committee Chair Jeanne since no election scheduled until next year.

Unfinished business:

- Met with Customized Lawn Care about issues and he will give us a \$1400 reduction on December's payment.
- Remaining 110 red shutters and 12 doors to be painted. Will cost \$3100 already included in the budget.
- Identified 18 houses that need 50 bushes replaced. Will cost \$2910.
- Fertilization (weed killing) of front lawns.
- Replace some back doors before winter then pick up in the spring.

Motion to try to keep on track with these projects by MB, 2nd by JB; No further discussion; motion passed.

Motion made by MB to get someone to take care of weed killing; get 3 bids and decide; 2nd by JB; No further discussion; Motion passed.

New business:

- Master Insurance renewal: decided not to increase the liability coverage to \$4 million. Motion to not increase the umbrella liability insurance by JB; 2nd by MB; No further discussion; Motion passed.
- New Roof Contractor: We have been searching for a new roof contractor, ABG & Brothers Construction has offered a price of \$32,850 per building for one year. Motion by JB to accept the bid from ABG Brothers, 2nd by JS; No further discussion; Motion passed.
- Council Review & Approval of the 2023 Budget: Assistant Treasurer Karen Dill presented the details of the 2023 budget, which will increase the dues to \$470 per quarter (an increase of \$5). Motion made by JB to accept the 2023 budget, 2nd by JS; No further discussion; Motion passed.

Date for the Special Members Meeting to ratify the 2023 Budget was determined to be October 26, 2022 at 6 PM.

Structural damage at 32331 Turnstone: Mike presented the details; it was discussed what needs to be done. Motion to get Ingram, the engineer here to evaluate the situation, then get bids; 2nd by MB; No further discussion; Motion passed.

Insurance claim of 32315 & 32317 Pelican: Karen presented details of a pipe leak in May; our insurance paid \$4300 today.

Open discussion of townhome owners.

Motion to adjourn meeting made by JB, and 2nd by MB; Motion Passed.
Meeting adjourned at 8:49 PM.

Respectively submitted
John Sciole, Secretary

Townhomes of Bayshore Condominium Owners Association
Self-Managing Report from May 1 thru Sep 22, 2022
By the President

- Website continues to be updated by webmaster
- Received 15 Text/e-mails from the Answering Service
- Received 47 E-mails from Homeowners on Questions or Concerns
- Bi- weekly Community Inspections done and all damages have been repaired or schedule to be repaired
- 5 Resale Certificate provide for the sellers.
- Continue to meet with Customized Lawn Care on issues and concerns on landscaping and mowing.
- Phase II windows and doors replacement for 2022 has been Completed
- Continue to work closely with the Bayshore POA on issues that concern the community.
- Continue to work closely with every contractor that are doing projects
- Vice-President and I continue to sit down with homeowners to talk about issues and concerns.
- The Council has an open-door policy to sit down with any homeowners who has issues or questions.

Presented and reviewed September 22, 2022

APPROVED 10/20/2022