

Townhomes of Bayshore Condominium Owners Association, Inc.
Council Meeting Minutes
October 26, 2022

Called to order: 6:21 PM
All Council members present

Proof of Notice signed by John Sciole, secretary

Changes to the agenda:

- Unfinished business: Have ABG Brothers finish the roof on 32215-32220 Pelican.
- New business: Use ABG Brothers for windows, and doors.
- Financial: Give Treasure the authority to move CD money.
- Financial: Give Treasure the authority to move another CD money.

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

Approval of minutes: The notice incorrectly listed 6/28/2022 for approval. Those minutes were approved at the September 22, 2022 council meeting, therefore, only the September 22, 2022 meeting minutes need to be approved. Motion to approve made by JB, 2nd by MB; No further discussion; Motion passed.

Self-Management Report for period September 22, 2022 thru October 26, 2022 presented by John Dill (See Attachment); Motion to accept Management Report by MB, 2nd by JB; No further discussion; Motion passed.

Financial Report given by treasurer Mike Bragdon:

Motion to move a CD by MB, 2nd JB; No further discussion; Motion passed

Motion to move another CD by MB, 2nd JB; No further discussion; Motion passed

Unfinished Business:

- Painting of shutters & doors will be completed this fall.
- Lawn care, weeding & trimming, new vendor to provide liquid fertilizer and weed control.
- Engineer's findings of structural damages to 32331 Turnstone. Motion CD by MB, 2nd JB; No further discussion; Motion passed
- Completion of roof on 32215-32220 Pelican: received an estimate of \$27,000 to finish job by ABG; Motion to have ABG finish the job by MB; 2nd by JB; No further discussion; Motion passed.
- Motion for President to contact prior roofing contractor and give the contractor the opportunity to correct the faults first, before any additional action is taken by the Council by MB; 2nd by JB; No further discussion; Motion passed.
- Final report water damage claim for 2 units 32215-32217 Pelican: Insurance accessed \$9500 damage with \$5000 deductible; paid \$4500, received check; owner covered the deductible.

New Business:

- Approve new vendor Hillside Lawn Service for weed & feed Service. Motion to accept made by JB; 2nd JS. Hillside's proposal of \$875 will be approximately the same amount we will receive as a reduction on our contract, for the same service, from the current landscaper Customize Lawn Care. No further discussion; Motion passed.
- Audit & taxes: Approve Hajek & Associates, to perform the 2022 audit for \$2300; motion to approve the new firm to do our audit & taxes by MB; 2nd by JB. Current accounting firm Sombar and Associates will no longer be doing audits. No further discussion; Motion passed.
- Contractor for windows, doors, and garage doors: Motion to contract ABG for the windows and doors by JD; 2nd by MB. Received favorable pricing with ABG, as this is the new roofing contractor, pricing keep close to the reserve study estimates. No further discussion; Motion passed.

Open discussion of townhome owners.

Motion to adjourn meeting by JB, 2nd by JS; Motion Passed.
Meeting adjourned at 7:20 PM.

Respectively submitted
John Sciole, Secretary

APPROVED 2/19/2023

Townhomes of Bayshore Condominium Owners Association
Self-Managing Report from September 22 thru October 26, 2022

By the President

- Website continues to be updated by webmaster
- Received 6 Text/e-mails from the Answering Service
- Received 14 E-mails from Homeowners on Questions or Concerns
- Bi- weekly Community Inspections done and all damages have been repaired or schedule to be repaired
- 51 Bushes had been identified to be removed and replace
- Continue to meet with Customized Lawn Care on issues and concerns on landscaping and mowing.
- Shutters and Doors painted Old Colonial Red has been completed
- (2) 6 unit Building on Pelican Court has had roof replaced.
- 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 October 26, 2022

APPROVED 10/26/2022