

BAY WATCH III CONDO ASSOCIATION BOARD OF DIRECTORS

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Baywatch III Board of Directors Meeting April 6, 2013 Minutes

CALL TO ORDER - The meeting was called to order by Vice President of the Board - Jerry Quinn at 0800 in the HHIRA Center. A quorum was present. Attendees were as follows:

- President - Jerry Quinn
- Vice President - Al Ulmer
- Vice President - Bob Simpson
- Property Manager -Physical - Matt Shipley
- Property Manager - Accounting - Vonnie Baker

The reading of the minutes of the Board Meeting on November 10, 2012 was waived and the minutes unanimously approved.

Reports

- Financial - Vonnie Baker:
 - Good Cash position - \$56.4k in operating funds. Reserve balance totals \$85.9 consisting of \$55.6k in condo reserve and \$30.3k in boat dock reserve. Reserve balance reflects all budgeted reserve contributions.
 - AR - One delinquent boat assessment. Attorney letter is next step.
 - All payments were made for C Building work. The only outstanding item on C building is the carpet. 50% or \$2.3k was paid last year as a deposit.
 - The largest portion of discretionary funds is spent in the 1st quarter of the year on the Building repairs, therefore all of discretionary budget is reflected in the 1st quarter. After C building repairs, the Association has \$7k to spend.
 - 2012 actuals - finished the year \$7.8k ahead of budget.
- HHIRA - Al Ulmer
 - New Management Company - L&N is in
 - Association was looking to purchase a Universal gym, however quotes were too expensive. Will recondition for another year and budget for the gym next year.
 - Pool repairs are being made
 - New furniture was purchased for the pool area
 - No damage due to Sandy
 - Next HHIRA meeting is April 13th
 - There will be a Memorial Day Picnic!
- Insurance - Vonnie Baker
 - HO-6 Request letters were mailed - have received 27 out of 48 so far.
 - The Association has increased the building insured value to cover the foundations. The buildings are insured for 100% replacement cost.

- Flood Policy - The buildings are insured for the maximum amount as allowed under the National Flood Program (\$250k per unit). This value is more than the appraised value for some of the Buildings. The flood carrier asked whether the Association wanted to lower the values to match the appraisal. This change is expected to save a nominal amount of money (\$50 per building). The Board unanimously agreed to change the values pending approval by Dennis Luchey, the Board's insurance person.

OLD BUSINESS:

- Water Heater Inventory - Matt has been actively pursuing the information of water heater age and type of water lines for refrigerator and washer/dryer lines. Certified letters with one last opportunity will be sent to the owners who have not complied for one last effort. Those that refuse to comply will be replaced by the Association at the Owner's expense. There are still 12 units with water heaters greater than 10 years old.
- Email and Pit Bull Survey - Surveys were returned by 41 owners with 31 owners agreeing to email correspondence. All annual meeting information will continue to be mailed to all owners. No owners have Pit bulls. Still monitoring the MD legislation for changes. The house and senate have not agreed on the same bill.
- C Building - Work is complete. Carpets to be installed next. Jerry Quinn, Matt Shipley and Shore Painting will perform a pre-work punch list and walkthrough prior to the D building contract.

NEW BUSINESS:

- Dripping Hose Bibs on the docks will be inspected. Those that require replacement will be repaired.
- 2013 Annual Meeting - Standard annual meeting package to be mailed. It will include agenda, proxy, 2012 Financials, HHIRA volunteer form, and annual picnic notice. There are two positions open and up for election - Jerry Quinn's position and one open position.
- Annual Owner Picnic - is set for **Saturday, July 6th**. More information to follow!
- Owner Work Day - Is set for **May 11, 2013**. Missie Capizzi has volunteered to coordinate the day, again! Landscaping will be placed around the buildings. Jerry to work with Missie on what to order. Matt agreed to contact a local landscape company to meet with Jerry to determine which plants to install. The Board unanimously agreed to increase the budget for landscaping from \$500 to \$2,000 in order to be able to cover all buildings. Owner work day to be added to the website!
- New Tow Policy - There is a new tow policy in effect in the state of MD. This new law requires the Association to purchase new tow signs and contract with one particular tow company. If you need a tow, you may contact Matt Shipley to coordinate if during normal business hours. If a tow is required during an off hour, the owner can contact the tow company directly. Race Track Auto has been selected to handle Bay Watch III. Their number is 410-641-5262. The new Tow Policy will be posted on the Website. Matt will obtain the new signs and Jerry will install them on the current posts.
- Deck Damage - One owner complained about rotting wood at the base of their deck. Matt to get a quote to repair.
- Insulation under A Building - A building is the only BWIII building that is constructed out of wood. Owner has complained about the cold due to lack of insulation. Matt to get a quote for insulation.
- Inspection after the meeting - Matt and the BOD inspected the docks and buildings after the meeting and found the following:

- Approximately 8 dock spigots were leaking and Matt will arrange repairs
- Down spout and eaves on Building A has yet to be repaired. Matt will get Shore Painting to make that repair quickly
- C Building repairs appear well done and complete
- Dock electric is not working at Ulmer's or Simpson's dock. Association is responsible for electric to the finger piers so we should likely inspect ALL docks for damage from Sandy to assure that when owners arrive with boats they will have electric available. (NEW ITEM FOR MATT TO ARRANGE). Association is not responsible for any issues with the motors on the lifts.
- Several parking lots have asphalt cracks that need tar filling before the season. Matt will get estimate.

Next Board Meeting - Friday, May 24, 2013 - 8am in HHIRA clubhouse.

The meeting was adjourned at 8:59am.