

**BAY WATCH III
CONDO ASSOCIATION
BOARD OF DIRECTORS**

P. O. Box 5429
Ocean City, MD 21843
410-723-9495

Baywatch III Board of Directors Meeting
April 8, 2017
Minutes

CALL TO ORDER - The meeting was called to order by President of the Board - Al Ulmer at 9:00am in the HHIRA Center. A quorum was present. Attendees were as follows:

- President - Al Ulmer
- Vice President - Peter Grieff
- Secretary - Charlie Schulz
- Treasurer - Diane Stafford (via phone)
- Jack Berry - HHIRA Representative (via phone)
- Property Manager - Accounting - Vonnie Baker
- Property Manager - Physical - Matt Shipley
- Owner - Jerry Quinn
- Owner - Jerry McAllister
- Absent - Jayne Ayers

Reading of November 5, 2016 Minutes

Peter Grieff made a motion to approve the minutes without reading because they were emailed after the meeting. Charlie Schulz seconded. All approved.

Reports

- Financial - Vonnie Baker
 - Cash position remains strong -\$248.4k total. \$15k checking, \$69.4k operating MM, condo reserve - \$129k (includes 1Q16 budgeted reserve contribution of \$6.5k) and boat dock reserve - \$34.9k. Since Bay Watch is close to FDIC limits, another account should be opened.
 - AR - All owners are current with condo fees. One owner owes late fees. 12 owners are still paying their dues.
 - Ytd through March, there are \$9k of discretionary funds available.
 - Condo Assoc finished slightly better than breakeven (and \$2.3k ahead of budget) - mainly due to insurance savings. \$5.9k of reserve money was spent on A building gutters and storage doors.
 - Boat Slip Assoc - was only able to contribute \$300 to their savings instead of the \$400 that was planned.
- HHIRA - Jack Berry
 - New Legum & Norman property manager - Jaclyn Kight
 - Ended 2016 \$25k favorable to budget, allowing an additional paydown of the loan. The loan balance is now \$65k.
 - Landscaping of the island on 120th street has been started
 - The Boardwalk around the building will be replaced
 - Tennis courts will be resurfaced
 - The HVAC will be replaced. Investigating options.
 - Already planning no increase in dues for 2018.

- Insurance - Vonnie Baker
- Nothing to update. Insurance renewal is in July.

OLD BUSINESS:

- Water Heater Inventory - 1 Owner - D 304 needs replacement.
- Maintenance List - Status
 - B Building Alarm Panel - Being scheduled
 - 302 C Deck Repair - Determined carpet was original, so condo will handle deck repairs (\$300-\$500). Owner replacing carpet with tile. Matt to notify Shore Painting and owner.
 - 301 A Sliding doors - Owners are aware that sliders may be leaking and are working with the unit below to determine problem
 - B Building caulking - 204 - Complete
 - D 301 Deck - Mills - Owner issue. Owner was informed.
 - Unit 103 D Door Jam is rusting. - Considered part of the door, therefore owner's responsibility to replace.
- Open Invoices
 - \$2.3k - Owner not happy with work. Bill never paid. Century Carpet never came back to repair, even after owner contacted the vendor directly.
 - OC Elite - \$800 - Repair Building D & Building A sink holes. Building A never repaired correctly. Matt to contact vendor
 - Mid-Atlantic Waste - \$600. A Building dumpster - Vendor erroneously removed a dumpster. Vonnie to contact vendor.
- B Building Contract
 - OK to release 2nd draw since they are 50% complete
 - Shore is going to provide a price to repair the bayside tower because gutter water is leaking behind the scallops.
- Dock Wiring - Roy Case was authorized to repair dock electrical. Given \$1,500, however if more is needed he is required to get authorization.
 - Fasteners are rusted and electrical lines are therefore hanging
 - Will correct the largest splicing problem areas - basically D Building and main safety issues
 - Wires need to go above dock boards. Need to accomplish this as part of a larger dock replacement.
 - Existing electrical can only support 120v boat lifts
 - Owner in 201 A did not get authorization for lift installation, nor have they had the installation inspected. Matt will contact the owner.
 - Electrical panels will be sealed with a sticker informing that they can not be touched without prior consent from Matt.

NEW BUSINESS:

- Shore Management - Contract is up in May of 2017. Contract not being renewed.
 - Matt will have to hire a company for snow removal
- Sposato Irrigation Contract - will be signed again for 2017.
- Sposato Landscape - Matt to call Sposato to have the grasses cut back per their contract.
- Owner Work Day / Boardwalk Coating
 - Boardwalk needs to be power washed and sealed again
 - Will leave it up to the owners to determine if they would rather hire someone. Matt will get quotes.
 - Will postpone until the fall

- Other project owners will tackle will be to power wash the ramps and cut back some trees.
- Annual Meeting Mailing - Include reminder about electrical.
- Dry Zone - Dry Zone inspected the crawl space under B Building to provide a solution for the moisture underneath the buildings. Their solution is to fully seal and encapsulate the crawl space, install sump pumps, a moisture barrier and then dehumidify. The cost was approximately \$40k per building.

Next Board Meetings Scheduled at HHIRA clubhouse.

- Friday, May 26, 2017 - Board Meeting - 9 AM
- Saturday, May 27, 2017 Owners Meeting - 9 AM
- Saturday, September 23, 2017 - 9 AM
- Saturday, November 11, 2017 - 9AM

The meeting was adjourned at 11:00 am.