

**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 9, 2016  
Minutes

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

- President - Jerry Quinn
- Vice President - Al Ulmer
- Secretary - Diane Stafford (via phone)
- Treasurer - Open
- Jack Berry - HHIRA Representative (via phone)
- Property Manager - Accounting - Vonnie Baker
- Property Manager - Physical - Matt Shipley
- Also present were future Board volunteers - Jayne Ayers (via phone), Peter Grieff and Charlie Schulz

**Reading of November 7, 2015 Minutes**

Al Ulmer made a motion to waive the reading of the minutes and accept them as written, Diane Stafford seconded. All unanimously approved.

**Reports**

- Financial - Vonnie Baker
  - 2015 - Finished 2015 with \$3,100 excess in operating fund and \$1,700 in boat slip fund. Money carried forward for use in 2016.
  - 2016
    - Cash position remains strong -\$244.7k total. \$9k checking, \$85.8k operating MM, condo reserve - \$115.5k (includes 1Q16 budgeted reserve contribution of \$6.5k) and boat dock reserve - \$34.4k.
    - AR -All owners are current with condo fees. One owner owes late fees. Another owner has not paid the boat slip fee. They are in bankruptcy, so we are just waiting for opportunity to initiate collection process. They are in process of selling the boat slip. The money owed was included on the resale certificate, so it will hopefully will be collected.
    - YTD through March, approx \$4k of discretionary funds remain after A Building maintenance. \$1.3k is related to the boat slips. The budget is tight for the year.
- HHIRA - Jack Berry
  - Tom Lowe will work the office in addition to Steve
  - Install outside pool speakers
  - Indoor pool re-plastered / new pool walls installed / new floor tile complete - Pool reopened 4/8/16. Did not find mold.
  - Seal new boardwalk when weather permits

- Same vending machine contractor
  - Resurface tennis courts- 2 new overhead lites replaced / remaining 5 this fall
  - Landscape west portion of island
  - Re-asphalt walkway from street to northeast corner of tennis courts
  - Powerwash the bldg.
  - Best Aquatics will continue as our pool company
  - Add games for outside pool - cornhole, maybe bocce
  - Additional 8 sand chairs for outside pool
  - Repaint outside restrooms and new stall partitions
  - Weren't happy with "20/20 Cleaning" last year; told them they are on notice
  - \$95K in reserve fund - completed reserve required projects thru 2017
  - debt down to \$103K / \$56K in checking
  - Discussed geese and that deterrent can only be used in the fall. They are also looking into a pole light that disturbs the geese.
  - Jerry Quinn commented on how well the Board is performing in the past few years. Jack gave much credit to the President Bob Talipan.
- Insurance - Vonnie Baker
    - Nothing to update. Insurance renewal is in July.

**OLD BUSINESS:**

- Water Heater Inventory - 3 units require replacement - 204 A, 301 B, 304 D - certified letter to be sent by Matt.
- Water Leak - Frozen Pipes - Unit 104 A -
  - Unlimited Restoration is still billing BWIII for the Overhead and Profit on the work that was not completed in the unit. They are also billing BWIII for the storage fees that are the unit owner's responsibility. Vonnie to send a certified letter to Unlimited Restoration formally notifying them that BWIII will not be paying for these items.
  - Claim approved for \$39k excluding any mold related work. Approximately \$14.7k of costs were not approved by the insurance company because proof of mold was never provided to the adjuster.
    - Because Royal Plus was tired of dealing with the insurance questions, Wayne Saunders began contracting/paying Royal Plus directly and then looking to BWIII to be reimbursed for the money.
    - Wayne was informed that BWIII will only reimburse him for what the insurance company pays. Wayne is aware of this. Adjuster is awaiting proof of mold.
    - Pictures were sent to the adjuster, but he indicated that standing water causes stains on wood and the pictures do not provide proof of mold. Additionally, the air diagnostics test showed mold wasn't present in those areas.
  - Have the option to hire an independent adjuster to review the claim on BWIII's behalf to review the claim. BWIII will investigate this approach to determine cost, etc.
- Water Leak - C 304 - Owners came down in late May, early June, turned their water on and had a broken pipe in the master bedroom ceiling above the vanity.
  - Jayne Ayers is the owner and was present at the meeting. She indicated that the carpet was cut in a bad place and the bathroom vanity is peeling. She is working with Matt to get these problems resolved. It has been since October 2015.
  - The contractors haven't been paid because these repairs need to be made.

**NEW BUSINESS:**

- A Building - Started repairing the rotted wood. They indicated that they thought all of the rotted wood was repaired, however there were many spots that had not been corrected. The gutters are still leaking around the 2 stack in both the front and the back.
- 104 D Faucet - not working. Matt to ensure the water is on and if needed to contact the plumber.
- Dehumidifiers Under Building - \$2,500 quote to install dehumidifiers. Matt to work with contractor to determine size, make & model of dehumidifiers and ensure can handle area under buildings.
- HGTV - Will be filming at BWIII May 13-16<sup>th</sup>. In order to film, they need a waiver to be signed by the Association. It was unanimously agreed to sign the waiver if the words "gross negligence" were changed to "negligence" and they provided a certificate of insurance. Al Ulmer made the motion and it was seconded by Diane Stafford.
  - Annual Meeting - Open BOD positions. There are four positions open. Four individuals have been nominated so far -Diane Stafford, Jayne Ayers, Peter Grieff and Charlie Schulz
- Owner work day was scheduled for today, April 9, 2016, however due to weather and lack of attendance, it has been rescheduled to Springfest weekend - Saturday, May 7<sup>th</sup>.
  - Bushes will be trimmed at D Building and between A & B Building.

Next Board Meetings Scheduled at HHIRA clubhouse.

- Owner Work Day- Saturday, May 7, 2016
- Friday, May 27, 2016 - **Changed to 3pm** (downstairs)- Finalize BOD Annual Meeting Preparation
- Saturday, May 28, 2016 - 9AM (downstairs) - Annual
- Saturday, September 24, 2016 - 9AM (downstairs)
- Saturday, November 5, 2016 - 9AM (downstairs)

The meeting was adjourned at 10:18 am.