

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

P.O. BOX 5429  
OCEAN CITY, MD 21843  
410-723-9495

## Bay Watch III Annual Owner's Meeting May 25, 2013 Minutes

**CALL TO ORDER** - The meeting was called to order by President of the Board - Jerry Quinn at 0900 in the HHIRA Center.

- A quorum was present. Representatives from 23 units were present with 6 units represented by proxy. Total owners represented - 29 or 60.4%.
- Proof of Meeting Notices was presented by Jerry Quinn.
- Jerry Quinn introduced the Board of Directors and representatives of Management - Matt Shipley (physical management) and Vonnie Baker (financial management).
- A motion was made to waive the reading of the May 26, 2012 minutes and was unanimously accepted by the membership. A unanimous acceptance of the minutes was also made.

### **Committee Reports**

- Financial - Dennis Luchey, Treasurer
  - 2012 financials -
    - Cash position is strong - \$147k total cash - \$62k operating, \$86k reserve (\$30k of which is boat dock)
    - Accounts receivable - 1 unit delinquent - payment in the mail. Overall, AR continues to remain current, which is a testament to the owners. This allows the Association to continue to maintain the buildings.
    - Trend vs Budget through April 2013 - \$5k ahead of budget
      - The largest budget expenditure - C Building painting and carpets are complete and within budget. The rotating building schedule of repairs helps the ownership keep rate relatively steady and maintains the buildings.
      - Insurance is a large driver and will renew in July. At this point renewal rates are not known.
    - 2012 Financial Statements and treasurer's report will be posted on the website.
- HHIRA - Al Ulmer
  - Legum & Norman is new Management Company for HHIRA
  - New Flag poles installed
  - New entry system installed
  - Additional tables and umbrellas purchased
  - Bollard lights were replaced
  - Shower in indoor pool retiled & all toilets replaced
  - Please turn in the key card registration forms or your cards will be de-activated.
  - Toddlers not allowed in the main pool and must wear diapers in the kiddie pool
  - All bonds have been retired and the loan balance is down from \$353k in 2011 to \$157K.
  - Reserve fund is \$57k and will be \$80k by the end of the year.

➤ Insurance - Dennis Luchey

- Renewal process is starting now
- Have lowest HO-6 policy response in the past several years. Waiting for a response from 9 units (3<sup>rd</sup> attempt to contact). Please send policy confirmation to Tina Stephens. If rates go up due to HO-6 policy non-response, then the Board may consider passing that increase on to the homeowners without HO-6 policy confirmation.
- If every owner has an HO-6 policy, BWIII's insurance premiums may be lower.
- Current policy deductibles are \$2,500 for non-water related claims and \$10,000 for water related claims.
- Make sure to get assessment coverage to ensure that if an assessment is passed due to damage, you have insurance. The cost for this insurance is typically minimal.
- Insurance renewal is in July. Unsure what impact the impact of Sandy will be.
- The Board is doing everything possible to keep rates as low as possible. The water heater and water lines process is one of those efforts that the Board is hoping will payoff. Results of water heater and water line process have been requested by insurance broker for the renewal.

**President's Report/Old Business - Jerry Quinn**

- One Building per year, 2013 was C Building with new contractor -Shore Painting
  - "D" Building will be this quoted/started this winter
- Review of 2012 season, no new issues - except SANDY
- Sandy issues:
  - - Buildings faired very well
  - - Debris line went right up to buildings but not on to them
  - - Dock all had electric issues; electrician has tested and repaired all that can be accessed (locks). Some lift motors may still be an issue
  - - Association responsible for electric to plugs on boardwalk and finger piers(dock assoc.) but not hard wired lift motors
- Water heaters and water lines. Still have heaters and lines out of age policy and line type. One more round of letters will be sent. If still no response, will replace water heater and lines as needed and bill back owners.
- BWIII Internet contains owner information, policies, notices, minutes and communications. Website address is [www.baywatchiii.org](http://www.baywatchiii.org). City Wide has a new office phone number. "How to Connect" information is available on the website.

**New Business**

- - Workday moved to June 8, 2013 at 8:30am start time
  - And will include:
  - Planting, power wash handicap ramps, paint small signs, landscape stones (40 tons!)
  - Thanks to Missie C. and Bob Lemon for their work
  - Items needed for workday: wheel barrels, rakes, shovels, etc.
  - Power-washing of ramp carpets will be added to the workday

- Parking lot signs and new tow policy. RaceTrack Towing - 410-641-5262 is BWIII's new tow company. Any owner can call for a tow by contacting RaceTrack. A main reason BWIII added tow sign was due to trailers being parked in A buildings lot.
- -HHIRA REP - Jack Berry volunteered to be the HHIRA rep and was unanimously voted into the position by the membership.
  - Diane Stafford had also volunteered, but agreed to run for the BWIII Board of Director's position instead.
- - 5 year standpipe inspection scheduled. Required by the Town Fire Marshal.
- - "A" Building leak 104A
  - 104A reported leak in Jan 2013
  - Found cedar shingles not flashed by original builder
  - Also found where stairways meet the building were not caulked
  - New vinyl shingles will replace cedar, Tyvek will be added and All stairwells will be caulked in All buildings
  - Only tackling the side that is leaking, but will investigate opposite side of A building to ensure no leaks. The opposite side will be replaced during A building's next cycle.
  - Will add step to investigate under siding for leaks as SOP for building rotation repairs
  - Initial estimates are \$10k to \$20 and expected to be completed in a couple weeks.
- A Building will also be insulated. This is the only wood building and therefore a necessity.
- -"D" Building trash containers
  - - New container ordered in front of C building (2 for A, 2 for B, 3 for C & D)
  - - Homeowners using BWIII containers - will talk to City about issue
    - Fine stickers will be added that state - use for residents only and refer to a Town ordinance number with a fine up to \$500.
    - Only recourse is to get pictures of license plates and then take those individuals to court.
- - Parking lot crack fillers to be completed in a few weeks
- - July 4th BWIII Picnic on JULY 6th, Saturday at 4 pm between C & D buildings
  - Bob Simpson needs help setting up about 3 pm
- - Future BOD Meetings
- 9/21, 11/9, 4/5/14, 5/25/14, Annual Owners Meeting on 5/16/14 - all meetings are held in the HHIRA clubhouse at 8am, except the Annual Owner's meeting which will be held at 9am.
- Owner Issues/Discussion:
  - Mold has been noted on the ramp carpets. Power-washing has been added to owner work day.
  - Owner's complained of ants - even on 3<sup>rd</sup> floor. Exterminator sprayed the buildings in March. Matt will call the exterminator to have the building re-sprayed.
  - Larry Fritt's introduced Carol and Marty Kable who are now joint owners of his unit.
  - Missie Capizzi has a boat slip for rent if anyone is interested

- The lawn areas behind C building and in front of D building are a problem. These areas are extremely wet. Matt to call Sposato irrigation regarding potential leaks in these areas.
- Also, someone is changing the time that the sprinklers run from 15mins to 2hrs. Matt will investigate a locking mechanism on the systems.
- The extreme water in front of D building has impacted the condition of the sidewalk. It appears that it should be replaced.
- Owner indicated that there are issues for some dock owners where some boat lifts have encroached on other owner's slips (49/50). The Board will check it out.
- It was also noted that the Town has a new procedure to gain approval from the Association and notify the neighbor slip owners if a lift is going to be installed.

**Election of Directors**

- Diane Stafford - B 201 volunteered for the Board and was unanimously accepted for a 3 year term.
- Jerry Quinn's term was up this year. He volunteered to serve again and was unanimously accepted for another 3 year term

A motion was made and seconded to close the meeting. All voted in favor. The meeting was adjourned at 10:00am.

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**Bay Watch III**

Organizational Meeting of the New Board Scheduled Immediately in Accordance with the By-Laws  
 May 25, 2013  
 Minutes

- Board was established with the following positions

**Bay Watch III  
 Board of Directors  
 May 25, 2013**

<u>Position</u>	<u>Last Filled</u>	<u>Term Expires</u>	<u>Person Holding</u> <u>Position</u>	<u>Role on Board</u>
1	May, 2011	May, 2014	Dennis Luchey	Treasurer, Insurance
2	May, 2012	May, 2015	Bob Simpson	VP, Dock Master
3	May, 2012	May, 2015	Al Ulmer	VP
4	May, 2013	May, 2016	Jerry Quinn	President
5	May, 2013	May, 2016	Diane Stafford	Secretary

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

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Ocean City, MD 21843  
410-723-9495

Baywatch III Board of Director's Meeting  
May 24, 2013  
Minutes

**CALL TO ORDER** - The meeting was called to order by President of the Board - Jerry Quinn at 8:00am in the HHIRA. A quorum was present.

Attendees were as follows:

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

The purpose of the meeting was to prepare for the Annual Owner's meeting. All topics discussed were as noted in the annual meeting minutes.

Meeting was adjourned at 9:30am.