

**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  
November 8, 2014  
Minutes

**CALL TO ORDER** - The meeting was called to order by President of the Board - Jerry Quinn at 1pm in the HHIRA Center. A quorum was present. Attendees were as follows:

- President - Jerry Quinn (via phone)
- Vice President - Al Ulmer
- Secretary - Diane Stafford
- Treasurer - Dennis Luchey (via phone)
- Bob Simpson - Member
- Jack Berry - HHIRA Representative via phone
- Property Manager - Accounting - Vonnie Baker
- Property Manager - Physical - Shelley Hoffman

The reading of the minutes of the Board Meeting on May 25, 2014 were waived and the minutes unanimously approved.

**Reports**

- Financial - Dennis:
  - 2014
    - YTD results through October trending approximately \$7k ahead of budget. Key drivers insurance at \$3.8k, repairs and maintenance at \$2.4k.
    - Cash position remains strong - \$9k checking, \$51k operating, condo reserve - \$68k and boat dock reserve - \$31k.
    - AR - all 4Q condo fees have been paid. Outstanding late fees totaling \$65 from two owners.
- HHIRA - Jack Berry
  - city of OC will repave all of the HHI streets in the fall of 2015 or spring of 2016
  - we have budgeted to replace all of the indoor and outdoor furniture
  - also budgeted to replace all of the boardwalk from the office to Baywatch II
  - still are looking at how to resolve mold in indoor pool
  - we have a new company for the vending machines as all previous companies have unacceptable
  - tentative plan to resurface tennis courts
  - we had the landscape vendor attend our mtg to address issues we had this year and explain what we expected. we will need to replace some of our irrigation system - hopefully no brown grass next year
  - have allocated \$10K for fitness room - equipment to purchase is TBD
  - will install 2 motion detectors near outside pool to deter off hrs entry on a trial basis

- Next HHIRA Board meeting is November 15, 2014. Budget will be adopted with no increase in dues.
  - Diane Stafford questioned the accuracy of the budget. She noted that the line labeled total operating expenses is off by approx \$60k. Jack will bring to the attention of the HHIRA. He also indicated that it would likely not impact dues.
- Dennis Luchey asked if the BOD had considered closing the pool in the winter to save money and prevent the mold issue. Jack indicated that they are not able to close portions of the pool.
- Al Ulmer questioned what equipment would be purchased for the gym. Jack indicated that he would follow-up on that question.
- Insurance - Dennis Luchey
  - No Update as renewal not due until June/July. Tina Stephens from ISG will be changing the process for her/BWIII to be notified of HO-6 policies. More to come on this process.

#### **OLD BUSINESS:**

- Water Heater Inventory - 3 Units remain with potentially out dated water heaters. Certified letters to be mailed by Shelley to owners regarding water heater age and water lines.
- A Building - Trim work and painting complete.

#### **NEW BUSINESS:**

- Bayside Fire Protection - \$880 proposal to repair the leak in D Building. Work was unanimously approved.
  - BWIII has to hire a plumber to disconnect the domestic water line
  - Shipley/Shelley to notify Town that water needs to be turned off at the street.
  - Shipley/Shelley to post a notice to the owners regarding shut-off
  - Vonnie to email the Grangers when the date is set.
- D Building Concrete - OC Elite proposal for \$4,525 was unanimously approved. Not only was it less expensive than other proposals, but it also included the work to ensure that a pipe is run under the sidewalk and connects to the pipe that drains in the parking lot. This is the key to having the work done. The work will begin the week of November 17<sup>th</sup>. Again, Shelley/Shipley will post a notice regarding the timing of the work.
- Reserve Study - Two items were identified in the reserve study for completion in 2015.
  - Mailboxes - Cost to replace the mailboxes would be \$1,848 for all 4 buildings. Based on observation, it does not appear that this is needed. This item will be discussed at the owners meeting in May 2015.
  - A Building Parking Lot Lights - Based on observation, A Lot lights do not appear to need to be replaced. C/D building lights are actually slanted over. Shipley/Shelley to get a quote to replace the light and have it checked to make sure the slant is no problem.
- Grass Seed - Seed was planted in the fall by Jerry Quinn. Based on observation, it does not appear to have taken root. If no grass by spring, may need to redo.
- New HHIRA Streets - Does BWIII need to do anything to prepare? Jack will follow-up with HHIRA. He will also point out to Town that street has dropped six inches in front of C Building and water pools in that area.

- Landscaping - Jack Berry and Bob Lemon worked together to survey the BWIII property and identify plants that need to be replaced and areas that could use enhancing. They identified the need for about 30 plants. Bob Lemon will secure the plants and top soil that is needed.
  - Given the number of plants needed, Shipley/Shelley to obtain a quote for assistance with planting the bushes.
- Rental Issues - A Board member voiced some concern regarding rentals. He indicated that his unit is surrounded by rentals. He also indicated that he thought that the BWIII may want to ensure that the owners that rent follow the permitting process. He also indicated that he know of some condos moving from weekly rentals to monthly rentals. No other members had any issues. Situation will continue to be monitored.
- Owner List - One owner requested that an owner's list be distributed. The Board will address this in May at the owners meeting. The Board and Shipley will be sent an updated owners list by Baker.
- Unit Keys - Shelley/Shipley voiced concern that they don't have keys for all units in the case of emergency. Keys will be requested in cover letter that is sent out with payment coupons.
- A Building - Al Ulmer indicated that there are some areas in the stairwells that need to be painted on A Building. Dennis also pointed out that there is some trim missing (bayside corner). Shelley/Shipley to get quote to get repaired and have contractor walk other buildings to identify any other needs.
- 2015 Budget - Was unanimously approved as provided to the owners. Budget calls for a 6.3% increase in condo dues.

Next Board Meetings Scheduled at HHIRA clubhouse.

April 11, 2014 at 9am. (Meeting was changed from April 4, 2014)

The meeting was adjourned at 2pm.