

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

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BayWatch III Information Bulletin #11

Management Company Changes

November 26, 2010

Your Board of Directors has been notified by Marie Ballezzi (Pelican Management) that she is retiring from condo management and moving back to Pennsylvania to be closer to family members there. We have all been very fortunate to have Marie as our very competent Management Company since the very start of our BayWatch III Condominium Association. Her knowledge of our buildings from when they were built to her knowledge of and contacts within Ocean City has been critical to the success of our association. We wish Marie all the best in her relocation and hope that we continue to see her smiling face and hear from her in the future.

Because of this, your Board of Directors has been involved in a search for a new management company for BW III. We contacted many companies and narrowed the list to five for serious consideration and then three for final interviews. After these interviews and checking references, the Board voted and selected Vonnie and Bob Baker of Baker & Associates, LLC as our new management company effective January 1, 2011. A part of the Baker team is Matt Shipley (Shipley Management Services, LLC) who will be looking after our building maintenance and who is the key contact for any building issues or complaints. Matt will be the primary contact for unit owners for emergencies, complaints, issues, etc. starting in 2011.

We are fortunate to be able to keep Marie for the first three months of the year to work on the transition to Vonnie, Bob and Matt.

You will see in the attached 2011 budget that these changes are reflected in the new budget. It is important to note that these changes and the continuing major issues of building maintenance and insurance have NOT required any increases in unit owner fees for 2011. The fees for 2011 remain the same as they have for the past few years but you will see a new billing system put into place by Baker & Associates which will involve the use of coupons

For the remainder of 2010 the contact numbers remain the same but beginning on January 1, 2011, the new contact information for our management issues will be as follows:

Vonnie and Bob Baker
Baker & Associates, LLC
P.O. Box 5429
Ocean City, MD 21843
Phone: (410) 723-9495
Email: BakerAssoc@BakerOCMD.com

Matt Shipley
Shipley Management Services, LLC
12637 Sunset Avenue #3
Sunset Six Business Center
Ocean City, MD 21842
Phone: 410-520-0300
Email: "info@shipleyMS.com"

We look forward to working closely with Vonnie, Bob and Matt as we go forward and we send all our best to Marie and thank her for the 13 years that she has served our condominium association and for her friendship to all of the unit owners and Board members.

If any owners have any questions regarding this management change please feel free to contact your Board members.

Happy Holidays!!

Jerry Quinn
President, BayWatch III Condominium Association