

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

P. O. Box 5429
Ocean City, MD 21843
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Baywatch III Board of Directors Meeting
September 23, 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
- Jack Berry - HHIRA Representative
- Property Manager - Accounting - Vonnie Baker
- Owners - The Grangers (303 D)
- Owner - Andrew Laird (103 D)
- Owner - Paul Dickie (202 D)
- Absent - Jayne Ayers

Reading of May 27, 2017 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 - \$9k checking, \$23.1k operating MM, condo reserve - \$155k (includes full budgeted reserve contribution of \$26k) and boat dock reserve - \$35k.
 - AR - All owners are current with condo fees.
 - 2017 forecasted to finish slightly ahead of budget (\$1.8k). This assumes \$2.5k of misc expenses.
- HHIRA - Jack Berry
 - The Boardwalk around the building will be replaced in the fall
 - The HVAC will be replaced with a 5 zone system
 - Planning no increase in dues for 2018.
 - Debt is down to \$60k (from \$300k a few years ago)
 - Working on 2019 reserve study activities
- Insurance - Vonnie Baker
 - Nothing to update. Insurance renewed in July.

OLD BUSINESS:

- Water Heater Inventory - No updates from Matt
- A Building Crawl Space - \$3k of insurance money still remaining to address the insulation under A

104

- B Building Crawlspace - Running a dehumidifier in units with humidity issues has solved air flow / moisture / mold in B 104. No further investigation needed / nor further discussion required on the moisture proofing quoted at \$45k to \$55k per building.
- D Building Roof - D 303 has had multiple leaks in their unit. 3 different roofers were out and made repairs, which just moved the leak. No one can identify the problem. Building A Roof is due for replacement, however since there have been no issue with A, D Building will be replaced in 2018.
 - Have two quotes so far from Peninsula (\$34.2k for 50yr shingles / \$29.6k for 30 yr) and FA Taylor (\$45.6 for 50yr shingles). Waiting for two more quotes.
- D Building 103- Leaks began in March of 2016. Water comes in the front of the unit by the window. Have had A couple attempts made to caulk the deck above.
 - Discussion ensued over whether the weep holes could be clogged in windows / sliders
 - In the past when buildings were first built, noted a problem when rain comes from the Southeast. East side of A & B Buildings needed to be caulked when first built.
 - Noted that walkway ceiling is discolored, so this could indicate a problem
 - Al Ulmer to call Shore Painting directly.
- B Building Sprinkler - Work possibly needed to be done on B Building. Vonnie will contact Bayside to determine the status.
- Boardwalk - Was power washed. No additional work needed in 2017
- A Building Light Post - Needs to be repaired. Peter Grieff to contact Roy Case to get it repaired and obtain a quote to replace all light poles.
- 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.
 - Shore Painting Invoices approved - \$425 for C 301 Front Deck Azak, 203 B & 203 C joists - \$2,388.75 & \$240 to caulks 202 & 203 D decks
 - Surfside Inv. \$75 approved to solidify C Building Flooring and hang D Building parking sign
- Dock Wiring - Dock wiring (in general) is now on the radar of OC Building inspectors. Junction boxes can't be in a flood plain. OC will be involved in permitting and determination of placement of boxes. Peter Grieff is working with Roy Case for a quote to redo the electrical panels for the docks. It will be similar to what you see at Sunset Marina with 3 pedestal to house the dock ground wires. Cost is expected to be approx. \$1.5k to \$2k per slip (\$106k)
 - Vonnie to check with IMG on consequences of pedestals on piers
 - Vonnie to ask City Media to remove the internet equipment
 - Discussion ensued as to whether the dock plumbing should be replaced at this same time and whether the finger piers should be replaced.
 - A special meeting will likely be needed once the quotes are obtained.
- Shore Management - Contract was not renewed. No issues noted.
- Property Manager - Board to begin search for a replacement

NEW BUSINESS:

- C Building - The walk through of the C Building needs to be scheduled.
- 2018 Budget - Condo - Budget for condo to increase by \$5k to bring 2018 maintenance budget to 2017 actuals and to allow for an increase in management fees for a new manager. Also discussed that the Association is \$20k behind the reserve study due to work not planned (attic insulation / gutters A/B building). Any excess will be contributed to the reserve.

- **2018 Budget - Dock** - Given the potential cost to each dock owner to repair the electric (\$106k) and finger pier replacement (\$27k), boat slip fees will remain unchanged for 2018.
- **2018 Budget Mailing** - Deadline is Oct 18th. Will include gas line letter, weep hole cleaning and ask owners to inspect decks.

Next Board Meetings Scheduled at HHIRA clubhouse.

- Saturday, November 18, 2017 - 9AM

The meeting was adjourned at 11:30 am.