

**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 17, 2018
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
- Treasurer - Diane Stafford
- Property Manager - Connor Braniff
- Property Manager - Accounting - Vonnie Baker
- Secretary - Charlie Schulz (absent)
- Jack Berry - HHIRA Representative (absent)

Reading of September 22, 2018 Minutes

A motion was made and seconded to approve the minutes without reading because they were emailed after the meeting. All approved.

Reports

- Financial - Vonnie Baker
 - Operating Cash is \$31,080 (includes \$11,088k owed from other funds).
 - Condo Reserve is \$140,517, (net of the \$4.5k owed to the operating fund) this includes the full budgeted reserve contribution of \$26k.
 - A Building Roof of \$28,700 and Condo portion of dock \$10,000 still needs to be paid out of this fund.
 - Dock Association balance is \$55,317, (net of \$6.6k owed to the operating fund). To date, \$78k has been paid to RC Electric for the dock project.
 - AR - One unit owners has not paid 4Q condo dues. 5 unit owners have dock fees outstanding. One owner also owes the Association \$5.4k for repairs caused by their unit. Reminder statements have been sent for the past couple months. Attorney letters will be sent to the owners with outstanding amount.
- 2019 Budget
 - 2018 is still on track to end essentially flat to budget.
 - 2019 Condo budget calls for an increase in dues of approximately 5%
 - 2019 Dock budget calls for annual dock fees of \$135 per unit
 - D Building carpeting was added to the 2019 reserve budget for \$8,500
 - The 2019 Budget were unanimously approved with the addition of the D building carpet expenditure.
- HHIRA - Jack Berry (although Jack was not in attendance, he sent in the following report)
 - Reduced debt(mortgage) from \$52K to \$27K but at Saturday's mtg we decided to put the extra dollars in the reserve. Our reserve is now above the %10 requirement. We also

added another \$25K to repair budget (as we know at Baywatch III the rec ctr buildings are getting older too)

- Dues of \$225/qtr will remain same for 2019
- Will finish women's bath with new quartz counter tops and redo men's room prior to next season.
- New lifeguard chairs installed and old to be removed.
- Will add clay to tennis courts to "level" them - we had 2 consultants come out to get their recommendations
- Planning on shuffleboard court in grassy area near lap pool. Everyone would like to get better use of the open area, but with geese poop all over area, an addition of a volleyball court with all the sand would require daily raking and also high potential of tracking poop into pool. We figure the shuffleboard court will be easier to clean each morning
- Insurance - Policies renewed in July. Nothing new.

OLD BUSINESS:

- Dock Wiring -
 - A Building Complete
 - All the boats have been removed from B, C & D buildings and the power is now off until further notice. Roy will be working to complete the project by Memorial Day.
 - Will remind owners to ensure power is on prior to scheduling boats to be dropped in the spring.
- Management Report
 - A Building Roof Replacement is complete. Found very few issues. Seems that the roof was replaced just at the right time.
 - B & C Building Roofs will also be evaluated, and repairs done, as needed. We are still waiting for Chesapeake to provide a report.
 - A 301 - Two leaks. Vent boots were repaired. A Building roof replacement corrected the second leak.
 - D Building 103 - Two leaks - one on north-side and other on South-side.
 - Windows on both sides were re-flashed. This corrected the Southside leak.
 - Chesapeake Roofing believes that the remaining leak is caused by no flashing on the decking above. Chesapeake replace 10ft of flashing. Will continue to monitor now that flashing is complete.
 - C 304 Deck - Connor needs to confirm that the decking was repaired by the owner.
- Water Heater Inventory - All of the water heaters are currently up to date. Likely more heaters to be replaced in 2019.

NEW BUSINESS:

- Building D Maintenance - Shore Painting & Restoration was again selected for the D Building work (\$45k). A Deposit was already paid, so work can begin in good weather.
 - D Building carpet needs to be replaced. Will ensure carpet is replaced after painting is complete and any repairs of walkways needed because of pooling.
 - Shore was also reminded to take care while power washing around the alarms and not to store materials in sprinkler closets.
 - Gutter work is also included in the contract, although the work will be slightly different than in the other buildings because not all of the downspouts can be run into the ground.

- 2019 Landscaping Contract - The contract with Sposato is up for renewal at the end of 2019. Obtained 3 bids - Classic -\$10k per year including sprinkler & crepe myrtle , Sposato - \$11.2k per year plus sprinkler, DM Taylor \$13.5k plus sprinkler.
 - Classic Lawn Care was unanimously selected and comes recommended by Connor.
- Dock Numbers - The dock numbers were redone. Additionally, dock numbers will be added to the pedestals to ensure easy identification of each power breaker. (total -\$400)
- Board Opening - There is a Board opening. A note to ask if any owner wants to join the Board will be included in the coupon mailing.

- 2019 Board/Owners' Meeting Dates
 - Saturday, April 6, 2019 - Board Meeting - 9AM
 - Saturday, May 25, 2019 - Owners Meeting - 9 AM
 - Saturday, September 21, 2019 - 9 AM
 - Saturday, November 16, 2019 - 9AM

The meeting was adjourned at 9:45 am.