

BAY WATCH III CONDO ASSOCIATION BOARD OF DIRECTORS

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Baywatch III Board of Directors Meeting April 6, 2019 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
- Secretary - Charlie Schulz
- Jack Berry - HHIRA Representative
- Property Manager - Connor Braniff
- Property Manager - Accounting - Vonnie Baker
- Unit owners: Andrew Laird (D103), Ronald Baer (D104), Paul Winfield (D202)

Reading of November 17, 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 \$77,087 (includes \$38,678k owed from other funds).
 - Condo Reserve is \$83,654, (net of the \$32.9k owed to the operating fund) this includes the full budgeted reserve contribution of \$26k.
 - Dock Association balance is \$56,316, (net of \$5.8k owed to the operating fund).
 - AR - In good shape. One-unit owners has not paid annual dock dues. Still collecting 2Q19 dues from owners.
- Through March - \$13k discretionary funds remain for repairs in condo fund and \$2.5k in dock.
- HHIRA - Jack Berry
 - New tennis fence installed in prior year. Nets go up in mid-April. Lights were replaced in prior year. Surface to be redone; material to be added to existing.
 - Men's bathroom was redone.
 - The fitness equipment checked 2x / year & certified
 - 2 new pieces of equipment purchased for the gym during the past year
 - New ceiling tiles were installed in clubhouse
 - New refrigerator and tables were purchased for the upstairs conference room
 - New tiles in foyer
 - Dues likely to hold in 2020 with a total budget of \$475k
 - Still ahead of reserve study requirement
 - Jack willing to stay as HHIRA liaison if BW3 owners want him to.

- Insurance -Vonnice Baker - Policies renew in July. BW3 is in process of obtaining an updated insurance appraisal. Appraiser asked what waterside items to include in the insurance appraisal - bulkhead, finger piers, boardwalk, power pedestals. After discussion of which items had the most risk due to fire (flood not a covered hazard), it was decided to include the finger piers and boardwalk with the power pedestals to be decided at renewal, since the cost is known. Note: existing coverage is \$350k for bulkhead. A better description of "bulkhead" is needed.

OLD BUSINESS:

- Dock Wiring -
 - Waiting for Roy to complete. There are only a few days of work left, just waiting for consistent weather. Roy also needs the docks to remain clear of boats. He agreed to tack up additional wiring (outside the original scope of the contract)
- Management Report - Connor
 - B & C Building Roofs replaced, although they haven't yet cured. Chesapeake has been out to replace shingles, as needed.
 - Follow-up with 204 C on soft decking is needed to find out status of deck replacement.
 - McGinty contacted about repairs to stringers near slips 58 & 59
 - D Building 103 - Two leaks - on north-side
 - Windows on both sides were re-flashed. This corrected the Southside leak.
 - Chesapeake Roofing replaced 10ft of flashing on the northside. Now Southside is leaking again.
 - Deck above unit also pitches into the doors approx. 2 inches.
 - Recommended next steps:
 1. Re-open and repair both windows. Water test while open.
 2. Install rubber roofing material on above decks and up wall to protect units below
 3. Install drains near the end units to divert the water away from the building
 4. If next steps do not work, decks may need to be rebuilt.
 - D202 - has experienced rain water that has almost breached their threshold due to deck sloping
 - Caps on pilings need to be replaced.
 - If done again with copper, then the old copper caps would have to be removed and then be replaced.
 - Can replace with all white caps without removing the old copper.
 - May not be done prior to summer
 - Water will be turned on to the docks this week
 - D building trash can needs to be replaced.
- Water Heater Inventory - Updated inventory to be sent to BOD. A few to be replaced in 2019.
- Building D Maintenance - 2nd draw to be released. Walkthrough with Shore Painting done this morning. Some additional areas for repair were highlighted.
 - Discussed that cutting back hardy board should be included in future contracts. This will prevent water from wicking up due to the carpets
 - Believes building needs to breathe
 - There may be more rot that needs to be replaced. Settlement sloping and water pooling fixes will not be cheap
- Building D - Carpet - will be replaced. Looked at other products and found that no other product is as durable as carpet (heavy traffic, luggage, etc.). Work will be done after the front deck repairs as noted under D 103 above are completed. (6.5k - \$8.5k)

- Dock Numbers on Power Pedestals - It was decided that this is not needed and wouldn't add to additional safety in identifying power breakers.

NEW BUSINESS:

- Reserve Study - D Building discussion led into whether BW3 should invest in a reserve study, an engineering study or hire a contractor to evaluate the building and make recommendations. Connor agreed to obtain quotes for both a reserve study and an engineering study. Additionally, he will ask a trusted contractor to visit the building to provide thoughts.
 - This will be a topic at the annual owners meeting
 - May not be able to skip 2 years-worth of maintenance to catch up the reserve fund. May not even be able to skip the planned maintenance year as called for by the reserve fund.
 - The parking lots will also need to be addressed within the next couple years
- Police Action/Theft from Unit - It is believed that one of the painters, entered a unit due to an unlocked slider and stole a security camera and an amazon box. Police were notified. No additional information is available.
- Board Openings - Charlie Schultz, Peter Grieff and Diane Stafford are up for election, in addition to Jerry Quinn's (no longer an owner) open position. Current all are willing to run, in addition to Ben Battaglia, Phil Garber and Andrew Laird.
- Annual Meeting Mailings - Ensure to include a dock update
- 2019 Board/Owners' Meeting Dates
 - Saturday, May 25, 2019 - Owners Meeting - 9 AM
 - Saturday, September 21, 2019 - 9 AM
 - Saturday, November 16, 2019 - 9AM

The meeting was adjourned at 11:00 am.