

BAY WATCH III CONDO ASSOCIATION BOARD OF DIRECTORS

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Baywatch III Board of Directors Meeting November 16, 2019 Minutes

CALL TO ORDER - The meeting was called to order by President of the Board - Al Ulmer at 12:35pm in the HHIRA Center. A quorum was present. Attendees were as follows:

- President - Al Ulmer
- Vice President - Peter Grieff
- Treasurer - Andrew Laird
- Secretary - Charlie Schulz
- Jack Berry - HHIRA Representative
- Property Manager - Accounting - Vonnie Baker
- Ben Battaglia - BOD Member was absent
- Property Manager - Connor Braniff was absent due to conflict
- Unit owners from the following units were also in attendance - D 204 Swanenburg, D 201 Logan, D 104 Baer, D 202 Binns, D 303 Burke, D 203 Ford, A 204 McAllister

Reading of September 21, 2019 Minutes

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

Reports

- Financial - Vonnie Baker
 - Operating Cash is \$52,619. Approximately, \$5.5k (\$3k reserve contribution & \$2.5k dock excess) is owed to the reserve fund.
 - Condo Reserve is \$74,043 this includes the full budgeted reserve contribution of \$26k. Approximately, \$7k of the total is owed to the operating fund.
 - Dock Association balance is \$23,267.
- AR - In good shape. One-unit owner still owes for 4Q.
- HHIRA - Jack Berry
 - Debt will fully be repaid by year end. 6 years ago, the balance was \$300k.
 - Currently contributing more than 10% to the reserve and are ahead of the reserve plan.
 - Dues will remain the same at \$225 per quarter in 2020 and hopefully for the next 5 years.
 - The outside restrooms will be renovated in 2020.
- Insurance - Policies renewed in July with an 11% increase.

OLD BUSINESS:

- Management Report - Al read pieces of Connor's November 1, 2019 management report.
 - Water heater inspections done. Working on compliance issues.
 - Classic landscape contract renewed.

- Piling caps are on hold until spring. Will have Connor get a price for copper and white plastic. The existing caps lasted about 16 years old.
 - B Building shed may have copper for piers, if anyone wants to do their own
 - Pilings are the responsibility of the Dock Association.
 - Facilitated D Building inspections with Becker Morgan engineers and A-C building inspections with Marlin Restoration.
 - D Building leaks continue to be an issue
- D Building – On 8/16/19 Becker Morgan performed a visual inspection of the D Building and on 9/16/19, Becker Morgan & their contractor Mid-Coastal performed a concealed conditions study on the D Building and released their findings/recommendations. Believe Engineer provides repairs a worst-case scenario
- Siding removed, entire building should be rewrapped and reflashed. All doors and windows should be replaced (material = owner expense, labor = association). The knee wall should be removed. No more carpeting.
 - Becker Morgan is proposing to put together a bid package to accomplish their recommendations. Cost is estimated to be \$20k. Association needs to decide whether they want to move forward with full recommendation or get further advice from additional contractors to correct the problems without rebuilding/replacing items that don't need to be replaced. Discussion points:
 - Marlin Restoration, the contractor that worked on Bay Watch 2 and Sanctuary inspected A, B and C and found issues similar to D building, but not as bad. Therefore, what is needed for D will also be needed for A, B, & C.
 - This is the first that the Board has been together to discuss the project after receiving the report.
 - Association was not ignoring problems; they were following the recommendations of contractors. Caulked so well, water is sealed in.
 - 95% of problems are pitch issues
 - Trim is likely no longer code and is water penetrated
 - Siding is all the way to the floor which promotes rot and doesn't allow adequate drying
 - No head flashing on windows
 - Some wood not pressure treated
 - When carpets were replaced, the waterproof coating was cut
 - D 202 decking separated from building
 - Knee walls are a sponge for water
 - Boxed ceilings look nice, but don't allow for drying. Thinking of adding vents.
 - Engineer was supposed to provide a high traffic option to replace the carpet.
 - Fake windows need to go
 - Front decking (pitch) and stairs is largest problem
 - Windows & Sliders- If original are at max 23 years old - approaching the 30 year life. This is at the end of their useful life. This will be a perfect opportunity for owners to replace windows since the labor will be covered by the Association.
 - Contractor Selection - Do not want to use a small contractor / one man show. Want to use a reputable contractor that has a large team and that will do quality work. May have to go "over the bridge".
 - Landing in front of D 303 / 304 is soft
 - Question of what caused the problem needs to be answered? Are footings sinking? Foundations also need to be checked. Is problem due to building being built on filled in marsh land? How do we prevent from happening in the future? **Al will ask Connor to get an answer.**

- Response Per the engineer subsequent to meeting:

“ To find the cause of the slope issue would have required a far more exhaustive investigation. The most logical explanation is that the building settled more than the walkways supports. Since the building has concrete floors it would weight more and settle more than the wood framed walkways. This would lead to the settlement observed. Most settlement occurs within the first ten to fifteen years so the repairs would be effective moving forward.”

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- Can the work be done in phases and over what period? Front, then back, etc.
- Will need a project manager. Will ask Connor for recommendations.

Peter Grief made a motion and Charlie Schulz seconded the motion to develop a committee to develop a project plan for the buildings including contractor recommendations, project plans, etc. Goal is to have a plan by February 1, 2020. All approved.

- Peter agreed to head the committee
- Will ask Connor to send an email blast to ownership asking for volunteers for committee. Volunteers will include Al Ulmer on their response.
- Engineering reports will also be emailed to owners.
- Hoping that any owner with construction experience will volunteer
- Owner volunteers include Wayne Ford - D203, Jerry McAllister A204, Joe Logan D201,

NEW BUSINESS:

- **BWIII Website** - Current person updating the website is retiring. BW3 obtained two proposals to handle the website.
 - Business Concepts - \$400 to update website to latest version of WordPress and then \$600 per year to host/update the site. Site is hosted on their server.
 - Mid Fin - \$1,260 to convert the site to Squarespace. Then \$216 per year hosting fee and \$70 per update.
 - Andrew Laird is in web business. He agreed to host and maintain the website.
- **2020 Dock Budget** - Proposed budget held dues to \$135 consistent with the prior year. All approved.
 - Peter Grieff pointed out that there are some boards that need to be replaced. Will get Connor to handle
- **2020 Condo Budget-**
 - Now forecasted to finish 2019 with a slight \$1k shortfall from budget. Original assumptions included \$15k for engineering study, however only approx. \$10k was spent. Shortfall will be covered from PYs excesses.
 - 2020 Budget includes a 22% increase. \$60k contributed to the reserve to stay on track with reserve study and contribute and extra \$10k to make up some of the \$50k reserve shortfall. (Board member prepared Reserve study did not include many of the building components that the Association has used reserve funds to pay for.) Budget also includes \$50k in R&M to cover repairs needed due to the age of the buildings. Budget was unanimously approved.
- **2020 Meeting Dates**
 - Saturday, March 7, 2020

- Saturday, May 23, 2020
 - Saturday, September 19, 2020
 - Saturday, November 14, 2020
- There is a drain between A & B Building in the parking lot that needs to be cleaned out.

The meeting was adjourned at 2:40 pm.