

BAY REACH CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MONTHLY MEETING

WEDNESDAY, MARCH 25, 2009

MEETING MINUTES

Board members in attendance: Jim Weege, Maggie Dante, Rod Sisson, Denise Huxtable, Jeanni Petit, Ernie Small, and Mickey Sprague.

Jim Weege, President called the meeting to order at 6:30 pm

Minutes from February 26, 2009 Board Meeting were approved unanimously.

Presentation from Hilley & Wyant-Cortez

Ryan from the attorney's office came in and provided the Board with a discussion regarding liens, foreclosures, and clarification with regards to procedures with delinquent owners. The Board was provided the opportunity to ask questions. Ryan was helpful in answering questions.

There was a motion to make an addendum to the application process that would give the Board the ability to collect rent from the owner or tenant should the owner become delinquent. Ryan will create the addendum to the Board for review. The Board approved the motion unanimously.

Directors Reports

Interview Committee –

There have been two interviews since the last meeting. The recommendation is to approve both interviews. The Board approved the new tenants.

Rules Enforcement Committee –

There were two finings recommended. Both cases were agreed upon. Letters will be sent to the owners notifying them of the decision.

Treasurer's Report –

Rod reported on the operating account. There is \$95,236.37 in the operating account. There is \$40,868.37 in the escrow account and \$91,927.32 in the reserve account. We owe \$50,000 on one loan and the second loan has been paid in full in February 2009.

Review Office Manager's Report – (see attached manager's report for details)

Old Business

Review Termite estimate – The Board felt the community is not in a position to take on all of the units at the same time but would be willing to discuss with Gardens Pest Control about doing one unit at a time. The office will call Jo at Gardens to discuss coming out and making a priority list.

Update on Keyes Claim – Keyes sent Bay Reach correspondence which needs to be sent to every owner. The office will work on sending out the correspondence next week. Also, Keyes has requested a list of information to be sent to them. Several of the Board members will be assisting in putting the information together next week.

New Business

1135 – 202 Complaint – Pigeons in the attic

The Board agreed to take a look at the owner's unit and check if they are indeed pigeons and if the outside screen has been removed. If there are pigeons due to the screen being removed, Bay Reach will remove the pigeons at the cost of the Association.

1040 – 201 Follow-up on work done

The Board has reviewed all of the information provided and it was agreed that the Association needs to resolve the issue and reimburse the owner for the work done to the common area. The office will call the owner and inform them of the decision.

New changes regarding unit owners and insurance

The Board reviewed information provided by the insurance company stating that all unit owners must carry insurance for the interior of their units. A letter stating the new statutes will be sent out to all of the owners.

Recommendations from workshop

The recommendations from the workshop are to hire an office person no more than 30 hours a week and a full-time maintenance person for now. Resumes have been reviewed and interviews are being scheduled for next week.

Security issues at Bay Reach and proposal

Recommendations have been made to have security at Bay Reach. Several issues were reviewed. The Board to have a particular security company start in April 2009.

Pressure cleaning proposals

Several pressure cleaning proposals were given. They are under review. The Board will make a decision via email within the next two weeks.

Meeting was adjourned at 9:40 p.m.
Next meeting scheduled for April 22, 2009 at 6:30pm