

BAY REACH CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MONTHLY MEETING
THURSDAY, May 20, 2010

MEETING MINUTES

Board members in attendance: Ernie Small, Rod Sisson, Erika Leighton, Bethany Clark,
Jeanne Petti

Jim Weege was not in attendance

Ernie Small, President called the meeting to order at 6:30 pm

Minutes from March 18, 2010 and April 15, 2010 Board Meeting were approved
unanimously.

Directors Reports

Interview Committee –

12 new tenants and 6 new owners

Rules Enforcement Committee –

Violation letters have been sent to Peter Perez and Larry Deziel.

Treasurer's Report –

Opened a new account at Flagler Bank at 1.9% Interest

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

The office will call Banyan Property Management when Angel goes on vacation to see if they have a maintenance man to work for the week. If not, we will get a temp. A temp will be called when Jane goes on vacation also.

The board approved that Dave will get the irrigation and electrical parts that Eric needs for repairs and that Dave will get a gas allowance for that.

The board would like to see a plan and cost analysis to put in a drain by the exit gate.

The board would like to see if there is a better way to handle the runoff from the gutters, possibly a cement splash blocks.

The board is trying to get the vehicle information from the 4/24/10 incident so that we can contact the insurance company of the vehicle owner and put in a claim for the damage to the entrance gate.

New front doors cannot have windows. Garage doors must have windows. The French doors and the sliding doors must be replaced with the doors that there now. Screens doors on the front door must be white and approved by the board.

There is soffit damage by 1115-203 and other buildings.

The responsibility for repairs the need to be done because of termite damage is the owners.

Bar codes will be put on the cars and not laminated or loose unless the owner does have their own vehicle at Bay Reach.

Old Business

Keys Claims - Our attorneys have requested an appraisal and more documentation from Citizens. Doug Johnson and Joanne Tate were interviewed and both stories were the same. The adjustment to the claim is now 10.8 million. Childress law offices feel that Bay Reach has a strong case and that after Frances and Jeanne there is a great paper trail. The Citizens attorney found out that the Association has hired Childress and is talking about mediation.

New Business

Shirley Clark in 1115-203 stated that someone had turned her A/C unit breaker upside down and wanted to make the Board aware of it.

The new law for obtaining rent from tenants whose owners are behind in HOA fees should be signed by 6/1/10.

Proposals for security cameras for the entrance and exit gates will be researched.

Jane Shaw will get estimates for pavement sealing of the complex.

Bethany will be meeting with Accurate Metals for the butterfly wings and welding of the gates and the seawall railings.

Meeting was adjourned at 7:58 p.m.
Next meeting scheduled for June 17, 2010 at 6:30pm