

BAY REACH CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MONTHLY MEETING

THURSDAY, October 15, 2009

MEETING MINUTES

Board members in attendance: Ernie Small, Rod Sisson, Erika Leighton, Jeanne Petti, Bethany Clark and Mickey Sprague (by phone)

Absent Board Members: Jim Weege

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

Minutes from September 17, 2009 Board Meeting were approved unanimously.

Bethany Clark was nominated and approved as new board member.

USA TREES:

Steve of USA Trees gave an update on the progress of the landscaping. All the major work on the trees on the property has been completed. Steve is using the \$200 a month that the board approved for use to replace shrubs that have been damaged by white fly. He proposed that the bougainvillea that is by the garages be transplanted to the hedge that has been badly damaged and then replace the plants by the garages with a more appropriate plant. When his crew is transplanting shrubs, he needs to coordinate with Angel about the sprinkler system.

Steve also presented a new product for the main water system. It is Airless Air Valve Controller. The device controls the amount of air that is measured the meter as water. This device can reduce a water bill significantly. The cost is \$4000 per unit and Bay Reach has two meters. The board is going to review the information.

Directors Reports

Interview Committee –

There have been 17 interviews since the last meeting. Ten are new owners and 7 are renter. The Board approved the new tenants and owners.

Rules Enforcement Committee –

Jeanne Petti is walking the property every day and writing violations as needed. Jane Shaw is to follow up with letters as needed.

Treasurer's Report –

The bank has straightened out the interest on the Escrow Account.

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

There will be a \$1.00 charge for copies. Jane will price new computers and battery backup system for the office.

Board approved buying three new fountain pumps from Harbor Freight, re-ordering Conquest disinfectant floor cleaner and Dri-Lube for the gate chains from Unlimited Sales. The board wants to look into getting butterfly gate attachments for the pool gates or changing the gates to just fences if the code allows.

Preventive Fire and Safety Equipment was approved to do the annual fire extinguisher inspections.

Proposals will be gathered for the resurfacing of the spa. The auto fill pipe needs repair.

Unit 101-204 Lender Foreclosure: Board approved not to go ahead.

Unit 1110-101 Filing of Lien: Board approved not to file the Lien.

The attorney will be contacted to file Notices of Non-Activity for 4 units and to contact the Lender for 15 other units.

Old Business

The Board needs to meet with Advanced Security regarding then guard and a start date for the 24/7 guards.

Pavement sealing has been put on hold for right now.

A notice that the copies of the Audited Financials will available in the office will be sent out.

The lights in the Mail Room will be repaired and all the timers for all the lights will be checked.

New Business

Gilbert Moore of St. John, Core and Leeme, P.A. was nominated and approved as general counsel for the Association.

The board discussed how to control the number of guests each is permitted to have at the pool. No resolutions was found.

The cost of security cameras for the gates and pool area will be researched.