

General Board Meeting Minutes
17 November 2019



General Meeting called to order at 11:00 A.M.

Trustees in attendance: Theresa DeCero, David Herwig, Jeff Thimm, Joe Finlaw, Barry Vogt, Mark Pinero.

- **October General Meeting Minutes**

The October General Board Meeting minutes were approved – motion by D. Herwig, seconded by J. Finlaw: all in favor.

Theresa DeCero, Board President:

Provided an opening statement announcing the resignation of long-time Treasure’s Hugh Delborrello. DeCero also wanted to thank Mark Pinero for expressing an interest in being part of the Board. After a vote of approval by the Board of Trustees, Mark Pinero will fill the board vacancy. DeCero then stated Dave Herwig would be taking over as Treasures and Mark Pinero as the Recording Secretary.

- **Treasurer’s Report**

October payables – Operating spending totaled (\$76,582)

Operating cash	\$20,381
Operating saving	\$232,326
R&R	<u>\$409,009</u>
YTD Total	\$649,071

- The Treasurer’s Report was approved – motion by J. Finlaw, seconded by J. Thimm, all in favor.

Jeff Thimm

- Provided insight into the increase of BCCA electrical usages. Currently working on a spreadsheet to find areas to cut back, to change to more energy-efficient equipment. At present, the 20% increase by Atlantic City Electric is the main reason for the rise in electrical expenditures.
- Provided information on the cost-effectiveness of installing SOLAR PANELS as the primary source of power for the main office, and the overall initial expenses out weight the saving at present.
- Recognize Bruce DeBrigida for taking the lead on the pool project.

Barry Vogt

- Nothing to report at this time.

David Herwig

- Bylaws changes and updated on Rules and Regulations:
After meeting with the law firm and finalizing specific changes to the by-laws, the goal is to have these new changes sent out to the owners by April for a vote and approval.
- After taking over as Treasurer has taken the necessary steps to have two- (2) signature requirements for all banking matters.
- Motion on the floor on the rehiring of “The Falcone Group” to conduct a physical inspection and provide a detailed analysis of the Park’s infrastructure at the cost of \$2,950

***** Motion Approved by the BCCA*****

Joe Finlaw

Arc Reviews

Unit 209 -Russell approved for siding and windows.

Unit 86 - Thomas approved for Kitchen remodeling.

Committee Reports

- No Committee Reports provided

Old Business

- The BCCA received a detailed email requesting additional “on-street parking” along Crane Drive since the drainage project was completed. It’s the BCCA Board of Trustee’s decision because of SAFETY issues and in keeping with the aesthetics of no On-Street parking throughout the park, the Board of Trustees have decided at this time there will be no parking on Crane Drive and no changes to the traffic pattern already in place.

The Board will continue to investigate alternative measures for overflow parking. Plans are in progress to mark off an area in the three-plus acres of land near the dumpsters and above the boatyard for overflow parking.

The Board is also looking into the open space across from the intersection of Crane Drive & Ibis Lane as over-flow parking. Still, research and analysis are needed before this space can be designated as overflow parking. Keep in mind there are numerous other areas throughout the park named as overflow parking locations. (Main entrance, pool area, the fun lake area, as well as the basketball/tennis courts/pickleball area.

- The BCCA received an email requesting to install a wrought iron fence around the swimming pool. Quotes were required to compare the cost between wrought iron and the type of fencing previously used around the swimming pool. The difference in total cost between the wrought iron verse chained link fencing was 45 to 50 % higher

New Business:

- Bayberry Cove will be open on Saturday, January 18th and Saturday, February 15th from 8 AM to 3 PM so that owners can come and inspect their properties if they so desire.

***** WEATHER PERMITTING*****

These dates also coincided with the board meeting if you wish to attend.

- ***BCCA WELCOMES NEW OWNERS***; Elaine and Mike Butkus, who were in attendance for the General Board meeting. Elaine and Mike have returned to Bayberry, after 20 years, welcome back!

Resident Issues

- Unit 270 -(Bobb) – wanted to know if BCCA has looked into Money Market instead of Certificates of Deposits. ---(BCCS/D. Herwig) clarified an earlier statement and acknowledged that BCCA does have available funds invested in money market funds. (Janney)
- Unit 270 – (BOBB) also requested if BCCA has called Atlantic City Electric to come and analyze Bayberry Cove. (BCCA) Yes, we have reached out to Atlantic City Electric requesting such service and come to the realization they are not customer friendly. On September 24, 2019, an Atlantic City representative was scheduled to conduct an energy audit and was a no show. BCCA will continue to reach out to Atlantic City Electric to have the inspection done.
- Units 234 -(Schwanbeck) Requested information on if there were any measures taken for weather-related pool safety issues. BCCA is going to add this information to the update Rule & Regulations stating the POOL WILL BE CLOSED during adverse weather conditions such as lightning, high winds, etc.

Friendly Reminders:

* It is the Unit Owner's responsibility to ensure that all contractors have provided a Certificate of Insurance to the Office before the start of any work.

Before any work begins an approved ARC REVIEW is also required.

* Please complete your BLUE FORMS to keep current contact information up to date with the BBC office manager.

* Condo fees are due by January 1, 2020, \$470.00.

Respectfully,

Recording Secretary

Mark Pinero

BCCA Board of Trustees

"The above minutes represent the undersigned's interpretation and understanding of what took place at the meeting.

Any misunderstanding or misinterpretation should be forward to the undersigned

-In writing -

for incorporation into the minutes."