

**General Board Meeting Minutes  
20 October 2019**



Meeting called to order at 10:01 am. Trustees in attendance:  
Theresa De Cero, David Herwig, Hugh Del Borello, Jeff Thimm, Joe Finlaw, Barry Vogt

**September General Meeting Minutes**

- The September General Board Meeting minutes were approved – motion by Vogt, seconded by Thimm; all in favor

**Treasurer's Report**

- September payables – Operating expenses totaled \$52,632, including \$5,000 for taxes, \$1,754 for trash disposal, \$4,163 for electric, and \$4,566 for health insurance premiums

Operating	\$219,444
R&R	<u>\$407,900</u>
YTD Total	\$627,344

- The Treasurer's Report was approved – motion by Herwig, seconded by Vogt; all in favor

**Jeff Thimm**

- Jeff is looking at ongoing BCCA costs to identify items/areas of potential cost reduction

**Barry Vogt**

- Long-time Bayberry residents Brad Daniels and Frank Piperno passed away

**David Herwig**

- Revisions to the BCCA By-Laws, Rules and Regulations, and associated Attachment documents are underway; once all revisions are complete and approved by our outside Counsel, the By-Laws will be circulated to all Unit Owners in anticipation of voting on accepting the revisions in April 2020
- BCCA's Five Year Plan document will be distributed as an attachment to the October General Meeting minutes

**Joe Finlaw**

- Arc Reviews
  - Unit 302 – roof replacement; approved
  - Unit 104 – kitchen and windows replacement; approved
  - Unit 158 – drywall installation; approved
  - Unit 39 – kitchen replacement; approved
  - Unit 310 – unit raising/rebuild; approved pending finalizing details
  - Unit 253 – unit raising/rebuild; approved pending finalizing details
- Donations of clothes and toys are still being accepted in the shed in the bulk disposal area

**Mike Pangburn**

- An irrigation line is being installed to the garden area
- Closing out for the winter
  - Contractors are available – see Carol in the Office
  - Turn off your electric at the breaker panel in your home and at the meter post
  - Turn off your water at the hose bib and disconnect your feed hose; report any leaking valves to the Office for replacement

- The Park is accessible throughout the week and weekends (until 3:30 pm) through the month of November; check the calendar on the BCCA web site for details
- It is Unit Owner's responsibility to ensure that all contractors have provided a Certificate of Insurance to the Office prior to the start of work

### **Committee Reports**

- No Committee Reports provided

### **Old Business**

- Crane Drainage Project – construction of the drainage swale along Crane is complete (tree and stump removal, drainage swale construction, additional paving touch-ups in the park, and wing-wall construction at the basin outlet); discussions re: parking along Crane and other areas of the Park are ongoing; lights and irrigation work is being completed by Park staff. The Board thanks to Chris Loschiavo for his help in this project
- Pool Deck Replacement – BCCA has multiple proposals in-hand for concrete replacement, electrical ground bonding, ladders and other appurtenances, and replacement of the chain-link fencing at a total cost of \$70,647; motion to approve by Herwig, seconded by Thimm; all in favor

### **New Business**

- None at this time

### **Resident Issues**

- Unit 234 (Schwanback) – suggested installing signage at the pool regarding thunderstorm safety
- Units 141 (Jeffers), 162 (Messina), 139 (Tarone) – acknowledged the Crane work; discussed options regarding converting Crane to one-way traffic and allowing parallel parking for up to 20 spaces
- Unit 293 (Patterson) – questioned whether poor vegetation behind Unit 298 was caused by spraying of weedkiller; Mike Pangburn responded that while the area is barren, it doesn't appear to have been sprayed; Mike Pangburn will contact Unit 298 to verify whether what, if anything, was used
- Unit 92 (Lichenwalner) – commented on the migratory geese on the lake in the fall; Mike Pangburn discussed migratory vs nesting geese; Dave Herwig commented that removing vegetation near water's edge seems to limit that number of geese and amount of time they spend on beach areas
- Unit 83 (Dubois) – commended the Board on lake cleanliness; questioned why the lake fountains now shut down at 4 pm; Theresa DeCero responded that they were being shut down early as a cost-saving measure; next summer the lake fountains will run from 8 am to 11 pm (consistent with Bayberry quiet time)
- Unit 93 (Anderson) – questioned the \$11,000 increase in electric cost in 2019; Hugh DelBorello responded that the increase was not caused by increased usage, but by increases in the rates charged by AC Electric; the Board is investigating alternate energy supplier costs. Also questioned the Condo fee increase; the increased funds will be used to fund upcoming R&R projects (pool deck replacement, road repairs, etc.) without depleting our R&R reserve
- Unit 98 (Thomas) – commented that a small annual fee is preferable to a large assessment

- Unit 149 (Roma) – inquired about getting WIFI hot spots throughout the park; this has been investigated and unsuccessfully tried in the past; Dave Tarone volunteered to look into this item with Comcast.

Meeting was adjourned at 10:52 am; motion by Herwig, seconded by Finlaw; all in favor.

*The above minutes represent the undersigned's interpretation and any understanding of what took place at the meeting. Any misunderstanding or misinterpretation should be forwarded to the undersigned - in writing - for incorporation into the minutes.*

Respectfully Submitted,

David Herwig  
Secretary, BCCA Board of Trustees

Enc: October General Meeting Sign-In Sheets  
BCCA Code of Conduct  
BCCA Five Year Plan