

Bay Tree Lakes

Property Owners Association

Monthly Board of Directors Meeting September 12, 2013

The Bay Tree Lakes Property Owner's Association, Inc Board of Directors monthly meeting was held at the clubhouse on Thursday September 12, 2013. The following Board Members were present: Troy Votaw, Brenda Cherry and James Crayton. Clark Valentiner was on vacation and Mick Robeson was recovering from surgery. Others present were Tish Herrmann (POA Clerk). There were more than twenty property owners present.

President Votaw called the meeting to order at 7:00 p.m. at which time everyone was welcomed to the meeting. President Votaw expressed his appreciation for everyone's attendance.

Brenda Cherry gave the invocation.

Jim Crayton distributed the agenda.

Approval of Previous Months minutes:

Brenda Cherry motioned to approve the August meeting minutes. Seconded by Jim Crayton. Motion unanimously approved.

Approval of Financial Report:

Brenda Cherry presented the monthly financial report as follows:

Operating Checking	\$82,856.73
Pool Checking	\$20,560.63
Money Mkt. Account	\$55,643.80
Total Monies	\$159,061.16

Jim Crayton motioned to accept the financial report, seconded by Brenda Cherry. Motion was approved unanimously.

Approval of Property Manager's Report:

Jim Crayton presented the monthly Property Managers report as follows:

1. One windshield sticker was issued.

2. Successfully tested 911 system at gate.
3. Preventive maintenance completed on exercise room.
4. Tested boat lift devices at Horsepen and Bay Tree Lakes.
5. Notified three property owners of sign policy infractions and delivered forms.

Brenda Cherry motioned to accept the Property Managers report, seconded by Troy Votaw. Motion passed unanimously.

A question was asked about the non-conforming "House for Sale Signs" appearing on some properties. Jim explained a Realtor was interested in having an open house on Sept. 22, 2013 to allow interested persons to view the homes. Several others in the community also expressed a desire to do likewise. The POA Board agreed to the following:

1. The "Green Sign" requirement will be waved for September 22, 2013 from 2-4p.m.
2. Non-conforming "House for sale" and "Open House" signs will be allowed during this time only.
3. Helium balloons will be available to place in front yards to further identify homes available for inspection.
4. Immediately after sale ends, all above signs must be removed and the "Green Sign" requirement will be back in effect.

Approval of Clerks Report:

Tish Herrmann presented the monthly Clerk's report as follows:

August 30, 2013 Outstanding Dues: \$22,903.27
August 30, 2013 Credit Balance: \$3,133.33

Tish reported Angela Smith lots (424 and 425) were purchased by Fannie Mae.

Jim Crayton motioned to accept the Clerk's report, seconded by Troy Votaw. Motion passed unanimously.

Business:

Weather Station: Junior Rideout gave an update on the status of the station. After some difficulty with software installation, the weather station is now up and running. Jim Crayton and Junior will now coordinate with Interstar to provide a link on the Bay Tree web site so all property owners have access. President Votaw commended Junior for the work he has done.

At this point, President Votaw read a letter of resignation from Mick Robeson stating he felt the need to resign due to the difficult surgery he recently underwent and the need to devote all his energies to his recovery. The resignation takes place immediately.

Brenda Cherry addressed the membership concerning issues she had with POA Board communications, pool plans, and others. After her remarks, she submitted her resignation, effective immediately.

Pool Update:

Several members present at the meeting had issues which they felt needed addressing. Among them, what is the status of the ADA requirements, how much extra money will be needed to address these requirements, what is the status of payments to the contractors, where do we go from here.

President Votaw attempted to answer these and other issues to assure the Board is working hard to resolve all outstanding questions. He had prepared copies outlining steps taken to date, contractor contracts, as well as several other items to provide transparency to the membership. Since time was short, he postponed handing the information out until the next monthly meeting in order to insure adequate time for explanation and discussion.

To assure the pool project continues to moves forward, the Board asked John Ciccarelli and Cathy Ross to supervise the remainder of the project and both accepted. Cathy has recommended the services of an Architect familiar with much larger projects than ours to develop a completed project outline including all steps needed for full ADA compliance.

President Votaw continued to stress the importance of everyone's cooperation in order to successfully complete the project.

There being no further business the meeting was adjourned at 8:45 p.m.