

MINUTES

Baynard Park POA & Recreation Association Board of Directors Meeting April 5, 2023 6:00 pm Baynard Park Pool Pavilion

- I. **Presidents Welcome - Roll Call/Call to Order** – Board President James Rogers called the meeting to order at **6:03pm**.
- A. **Board Members Present** – James (Jim) Rogers; Susan Bonner; Scott Kody; William (Tom) Sellman; Chris Goodman.
- B. **IMC Resort Services, Inc. Representatives** – Quen Corbett, Association Manager; Cathy Pilatic, Admin/Minutes.
- II. **Previous Board Meeting Minutes Approval – February 28, 2023** – Susan Bonner made a motion to “**waive the reading of the February 28, 2023 Board meeting minutes and accept them into record as presented.**” James Rogers seconded the motion. The motion passed without opposition.
- III. **Financial Reports as of February 28, 2023**
- A. **Cash Position (Balance Sheet)** – Quen reported on the reconciled Balance Sheet as of 2/28/23.
- B. **Budget Variance** – Quen reported on the Budget Variance as of 3/31/23. Chris reviewed how an audit should be conducted every 3 to 5 years and has asked Management to provide a couple of quotes to have an audit of the 2022 financials. The last audit was completed in 2019.
- IV. **POA Updates / Ongoing Projects** – To be reviewed under committee reports and new business.
- V. **Rec Board Updates**
- A. Rick Wells reviewed a few updates and projects in progress: a new electrical pool pump motor has been installed, Hargray is in the process of increasing the current WiFi to allow for updated security measures, an access control system will soon be installed on the fitness center door, new locks were purchased for the restrooms at the pool pavilion, and an updated camera system will be installed at the amenities and Pleasant Pointe Pavilion. He also discussed some recent vandalism that occurred at the PPP where Bluffton Police Department was notified and dispatched.
- VI. **Committee Updates-**
- A. **ARC** – Dennis Tauber reported that there are currently 3 projects waiting on approval. Several projects have been completed. The back log is very minimal.
- B. **Lagoon** – Chris Goodman reported.
- C. **Security / Safety** – John Mulcahy stated that the Bluffton Police Department is now authorized to stop vehicles and write tickets while enforcing SC driving laws. They will also be checking golf carts to make sure everyone is of legal age to drive.
- D. **Social** – April will have a BYOB wine night, several food trucks, movies and entertainment. Updates will be sent to the community accordingly so everyone can participate.
- E. **Landscaping** – Susan Bonner noted that landscape improvements are planned for this year after confirming there is adequate irrigation. There is a quote pending to install a Jezebel tree near the entrance. The Board will be working on a 3-to-5-year landscaping plan.
- F. **Communication** – Susan says Betty and Elliot are doing an amazing job on the newsletter. A big thank you to them! The committee always welcomes any additions to the newsletter.
- VII. **OLD Business**
- A. **Compliance Report** – Quen reported on community compliance. Common issues are related to landscape maintenance.
- B. **Speed Limit Signs** – Installed.
- C. **Pond #4 Well replacement** – Tabled; the well is currently operational.
- D. **Gate cameras** – Tabled.
- E. **Amended consent to UART** – Completed.
- F. **By-Law Amendment** – Updating the Covenants to allow for Accrual/Modified Accrual basis accounting. Signed and to be delivered to Weston to be filed and recorded.
- VIII. **NEW Business**
- A. **Fountain replacement @ ponds #1 and #2 – Quality Lakes 4 quotes** – Susan reviewed the fountain replacement that is needed. Quen discussed the fountain replacement and the quotes that were submitted. There was a suggestion to relocate the fountain from pond #10. The Board has tabled this decision to re-consider options.
- B. **Bubbler covers** – A proposals to replace the bubbler covers is forthcoming.
- C. **Sidewalk trip hazards – Scorpion Asphalt & Concrete** – The Board has tabled this pending receipt of additional quotes.
- D. **Level pond switch @ pond #4 (Horry)**- Scheduled to be adjusted.
- E. **Pond #5 timer** – Scott reviewed how the pond operates and why the timer would be needed. Live Oak was approved to install the new timer.
- F. **RATIFY – New rower in the fitness room** – Rick Wells made a motion “**to ratify Island Fitness Equipment Services for the assembly and installation of a new rower and removal of existing elliptical for \$2,439.44.00.**” Daniel Glover seconded the motion. The motion passed without opposition.

G. RATIFY – Camera upgrade @ the pool, fitness room and pavilion – Rick Wells made a motion **“to ratify Custom Security for \$6,483.00 for the camera upgrade at the pool, fitness room and the pavilion.”** Daniel Glover seconded the motion. The motion passed without opposition.

H. RATIFY – Access control at the Fitness room – Daniel Glover made a motion **“to ratify Custom Security for installed purchase price of \$12,425.00 for the fitness access control system with a recurring monthly service charge of \$25.00.”** Rick Wells seconded the motion. The motion passed without opposition.

I. RATIFY – Hargray WiFi coverage – Daniel Glover made a motion **“to ratify Hargray WiFi coverage for \$392.49 as a monthly expense.”** Rick Wells seconded the motion. The motion passed without opposition.

J. RATIFY – Landscape improvements – Daniel Glover made a motion **“to ratify Harmon Landscapes to install dwarf fountain grass behind palm trees, install dwarf mondo grass in front of palm trees & install buxus japonica boxwoods behind the dwarf mondo grass for \$2,346.00.”** Rick Wells seconded the motion. The motion passed without opposition.

K. Discrimination lawsuit – Hud reported that the Association was not at fault – case dismissed.

IX. Owner’s Forum

- The ability of getting in and out of the community during a power outage. Board went over the process. UPS batteries were found dead and are actively getting replacements.
- Are there any plans regarding enclosing the Pool Pavilion – perhaps a glass enclosure around the structure? Board says screened in quotes may be entertained in the future.
- Pavilion needs power washed.
- The universal machine in the fitness area – is a new one in the budget? It does not need replaced at this time.

X. Set Date for Next Board Meeting – The next board meeting will be **August 2, 2023 @ 6:00pm.**

XI. Adjournment – Scott Kody made a motion **“to adjourn the meeting at 7:26pm.”** James Rogers seconded the motion. The motion passed without opposition.