

MINUTES

Baynard Park POA & Recreation Association
Board of Directors Meeting
August 2, 2023
6:00 pm @ Baynard Park Pool Pavilion

- I. **Presidents Welcome - Roll Call/Call to Order** – Susan Bonner called the meeting to order at 6:05pm.
- A. **Board Members Present** – Susan Bonner; Scott Kody; Chris Goodman.
 - B. **Board Members Absent** – James (Jim) Rogers & William (Tom) Sellman.
 - C. **IMC Resort Services, Inc. Representatives** – Quen Corbett, Association Manager; Cathy Pilatic, Admin/Minutes.
- II. **Executive Session** – The Board entered executive session at 5:46PM to 6:03PM
- A. **Owner Appeal** – was conducted during executive session.
- III. **Previous Board Meeting Minutes Approval – April 5, 2023** – *Chris Goodman made a motion to “waive the reading of the April 5, 2023 Board meeting minutes and accept them into record as presented.” Susan Bonner seconded the motion. The motion passed without opposition.*
- IV. **Financial Reports as of June 30, 2023**
- A. **Cash Position (Balance Sheet)** – Chris & Quen reported on the reconciled Balance Sheet as of 6/30/23. The Board approved an Audit of the 2022 Financials to be completed by Wessel & Co.
 - B. **Budget Variance** – Quen reported on the Budget Variance as of 6/30/23.
 - C. **Collections Report (Accounts Receivable)** – was discussed during Executive Session.
- V. **Committee Updates-**
- A. **ARC** – Tabled due to chairperson not present.
 - B. **Lagoon** – Chris gave an update on the ponds & sprinklers. Palmetto Electric and Live Oak were out on-site completing repairs to the pond electrical control panels. Quality Lakes is doing a good job with maintaining the ponds. The rock enclosures have been installed on the pond bubblers and additional enclosures have been ordered for the pond sprinkler systems.
 - C. **Security / Safety** – John Mulcahy said all vehicles in your driveway should be kept locked and keys not left in the vehicles.
 - D. **Social** – Susan gave updates on upcoming events. Back to School/block party hosted by the Social Committee and Hargray will be hosting a back-to-school bingo with prizes in October. Hargray may also be providing the meats for Thanksgiving and St. Patrick's Day.
 - E. **Landscaping** – Susan gave updates on their reviewed list: the trees and brush have been trimmed and cleaned up from Hampton Parkway and Spring Island and the Board is currently reviewing bids to redesign the landscaping at the entrance.
 - F. **Communication** – Susan says Betty and Elliot are doing an amazing job on the newsletter that comes out every month. A big thank you to them! The committee always welcomes any additions to the newsletter.
- VI. **OLD Business**
- A. **Compliance Report** – Quen reported on community compliance.
 - B. **Pond #2 Fountain Replacement** – Completed.
 - C. **Bubbler Covers** – Installed.
 - D. **Pond #4 Level Switch** – Completed.
 - E. **Pond #5 Timer** – Installed.
 - F. **Camera Upgrades** – Completed.
 - G. **Access Control @ Fitness** – Completed.
 - H. **Wi-Fi @ Amenities** – Completed.
 - I. **Landscape Improvements @ Pool and PPP** – Completed.
- VII. **NEW Business**
- A. **After-Hours Security Patrols** – Quen said there has been a big request for after-hours security patrols. She reached out to (3) vendors for bids: Securitas, Island Security & Intercept Security. These are annual contracts ranging from \$70,000 to \$110,000.
 - B. **RATIFY Electronic Votes:**
 - i. **RATIFY – Fountain Replacement** – Quality Lakes; \$12,269.61 – *Scott Kody made a motion “to ratify Quality Lakes for the fountain replacement for \$12,269.61.” Chris Goodman seconded the motion. The motion passed without opposition.*
 - ii. **RATIFY – Sidewalk Trip Hazards** – Scorpion Asphalt; \$3,950 – *Scott Kody made a motion “to ratify Scorpion Asphalt & concrete for sidewalk trip hazards for \$3,950.00.” Chris Goodman seconded the motion. The motion passed without opposition.*
 - iii. **RATIFY - Rock Enclosures (Bubblers)** – Quality Lakes; \$2,200 – *Scott Kody made a motion “to ratify Quality Lakes, Inc for rock enclosures (bubblers), includes shipping, tax and install for \$2,200.00.” Chris Goodman seconded the motion. The motion passed without opposition.*
 - iv. **RATIFY – Sod Installation Pond #7** – J Castro Landscaping; \$4,200 – *Scott Kody made a motion “to ratify J Castro Landscaping, LLC for sod installation @ Pond #7 for \$4,200.00.” Chris Goodman seconded the motion. The motion passed without opposition.*

- v. **RATIFY – Spring Meadow Clean-Up** – Ramos Landscaping; \$1,800 – *Scott Kody made a motion “to ratify Ramos Landscaping for pruning and clean up of debris at Spring Meadow for \$1,800.00.” Chris Goodman seconded the motion. The motion passed without opposition.*
- vi. **RATIFY – Electronic Inspection & Repairs** – Live Oak Electrical; \$7,445 – *Scott Kody made a motion “to ratify Live Oak Electrical Services for electrical inspection and repairs for \$7,445.00.” Chris Goodman seconded the motion. The motion passed without opposition.*
- vii. **RATIFY – 2022 Financial Audit** – Wessel & Co.; \$4,500 – *Scott Kody made a motion “to ratify Wessel & Co. for the 2022 financial audit for \$4,500.00.” Chris Goodman seconded the motion. The motion passed without opposition.*
- viii. **RATIFY – Pond #7 Suction Line Replacement** – Pinckney Well; \$3,950 – *Scott Kody made a motion “to ratify Pinckney Well Drilling and Water Industry for \$3,950.00 to include labor, equipment and materials for installation.” Chris Goodman seconded the motion. The motion passed without opposition.*
- ix. **RATIFY – Elliptical Replacement** – Island Fitness; \$4,588.18 – *Rick Wells made a motion “to ratify Island Fitness Equipment Services for New Octane Pro 310 Classic Elliptical replacement, includes freight, installation, warranty and removal of the out of order elliptical.” Daniel Glover seconded the motion. The motion passed without opposition.*
- x. **RATIFY – Deterrent Cameras** – Custom Security; \$1,500 – *Rick Wells made a motion “to ratify Custom Security for CCT System; 2 replacement digital deterrent camera w/strobe and speaker.” Daniel Glover seconded the motion. The motion passed without opposition.*

VIII. Owner’s Forum

- Multiple reserve study questions.
- Asked for estimate on the deteriorating pavers at the entrance.
- Questions on the irrigation on Pond #4 causing wet conditions.
- More accountability for the ponds (Pond advocates.)
- Better communication needs to be in place with sending notices out for these meetings.
- Is there a chance to get a different vendor in the community besides Hargray? No due to marketing agreement and community pricing in place.
- Could remote monitoring be in place for the security in the community? Rec Board will look in to this,
- Status or updates on the EMS lawsuit for the ponds. No legal action is being pursued.
- Any new information on the lawsuit at the pool with the after-hours activity. Not at this time.
- The possibility of installing a gate with fob access only on the walkway behind the fitness center.

IX. Set Date for Next Board Meeting – The next board meeting will be tentatively October 4th @ Baynard Park Pool Pavilion held at 6:00pm.

X. Adjournment – *Chris Goodman made a motion “to adjourn the meeting at 7:18pm.” Susan Bonner seconded the motion. The motion passed without opposition.*