

August 19, 2021
Baynard Park
General Meeting of the Board of Directors
7:00 PM

All to Order: Jim Rogers 7:00 PM

Roll Call: Jim Rogers, Gary Fejes, Susan Bonner, Chris Goodman, Carrie Murphy (ASM)

Absent: Liza Ryan

July Minutes: Have been approved and are posted on the Baynard Park Website

Financials: Gary Fejes

\$177,303 Total Operating Cash
\$654,238 Total Reserves
\$112,988 Cash Reserves
\$ 15,000 Money Market Reserves
\$445,406 Money Market Sweep Accounts
\$ 75,000 CD
\$ 5,844 Insurance Reserves
\$831,542 Total Asset Balance

\$1,697 over budget for July
\$14,476 under budget YTD
Current month gate income \$1,850 / \$19,940 YTD

2021 Capital Reserve Contributions Breakdown
\$ 10,161 Monthly
\$121,930 Annual (budget)

2021 Capital Reserve Projects
\$ 52,858 Lagoon erosion repair project
\$ 1,542 New Irrigation pump for lagoon #4

Committee Updates

Lagoon – Gary Fejes – Bathymetry surveys have been completed for the remaining 7 lagoons. Gary Fejes explained the findings of the surveys and the meaning of the results regarding diminished capacities for all lagoons. More work is needed on lagoon 3 due to survey results. Some of this work may be completed this year. Anything to do with additional SOX will be completed next year.

Maintenance contract with Quality Lakes has been extended until next year. We are currently taking proposals for maintenance contracts. We have been very satisfied with the work of EMS (Estate Management Systems (erosion control) and the ponds.

Resident question regarding product of weed-kill "Is there Round-Up being used?"

Response: There is no Round Up being used. Everything is environmentally friendly.

Resident question: Have plantings been put around the lagoons? We are in the process of putting together a list of plantings we will consider.

Re: Quality Lakes – This has been one of the best years we've had as far as the lagoon quality.

Resident question: What happens next for the lagoons? We will be communicating with the residents within the next 30 days.

Security & Safety- Gary Fejes – Three meetings have been held to date. We identified the mission statement and scope of work. We have 7 volunteers - two subcommittees: Safety and Security/Gate entry. We met with two Bluffton PD officers at the last meeting. Carrie is giving us information on what PD can do to come into a community. The sheriff's department will come out and drive through and check signs, traffic controls once in place. We must provide a plat of the community and they provide a recommendation. This is only for traffic enforcement not safety when residents feel they should not call 911. There is another number you can call for non-emergencies – 843-524-2777

We have requested a speed trailer to clock speed within the neighborhood.

Gates: Statistics show 80% of problems are caused by non-residents who are in the resident lane. We are awaiting a proposal to move the gate arms closer to the guard house. We are also looking at moving the RFID reader. The reader is old, and currently we are not sure what the capacity of its functions are. Atlantic States (Kerrie Coogan) can give residents their 3-digit code to give to your guests that calls your phone. You can then let them in.

Signs are being purchased to help with the lanes.

We now have gate incident reports. If we must pay for repairs, we do go back and try to claim the money from the residents. Non-residents are the problem.

Resident question: What is the process if someone comes to the gate, and they have not been called in. Response: Each attendant has been given a list of what they should be doing.

CSSI is being put-on 30-Day Notice due to problems encountered with their service.

A conversation was held around identifying residents with stickers on the cars.

Should an email go out to the community telling residents to report incidents of guests arriving at their doors unannounced? The security committee is working on this.

We are also looking at having after hour patrols by security companies.

Resident question: Are we talking about 1 or 2 people running the gate or are we talking about 50 people coming in a day to look around?

ARC – Carrie Murphy – Atlantic States Management inspects 1X a month. We mostly see trash cans hidden behind the walls and general maintenance. Carrie spoke to the letters, fines, and then further options as far as liens and foreclosures. Carrie explained the function of SmartWebs tracking for resident violations. Some items brought up for discussion -

Blinds on windows in garages

Planter quantity in front of homes

Propane tanks that are in the open

An email blast will go out explaining what the drive around will be evaluating.

Welcome Committee – Susan Bonner

Welcome to the following new residents –

Ken and Stephanie Ahern

Frank Lettenberger

William & Jaquain Cody

James and Jacque Merkel

New Business – Jim Rogers –

After-hours activity at the pool at 2:00 AM. We have looked at codes used after hours and have addressed these residents. Residents are allowed to view a film if the resident feels you there child has been involved in an event. The police will now be called for all after-hour activity

Parties at the PP Pavilion – film is always reviewed

Last Thursday a furniture delivery truck hit the awning. Insurance is being worked on. We are in the process of getting proposals to fix the structure and re-vamp the style.

Q & A: If you rent the pavilion are you renting the whole area around PP

Response: We will discuss this with the Rec. Board and respond.

Adjournment

Motion to adjournment 8:17 by Jim Rogers, Second by Chris Goodman. All in favor.