

Baynard Park
Board of Directors Meeting Minutes
April 15, 2021

Call to Order & Roll Call: Meeting called to order at 7:00 by Jim Rogers-

Present: Jim Rogers, Chris Goodman, Susan Bonner, Gary Fejes, Liza Ryan, Carrie Murphy (ASM) Mary Emmitt (Rec. Board)

March Minutes: Jim Rogers- The board has approved and posted on the website.

- **Financial Report for March** – Gary Fejes:

\$637,840 Total Reserves

- \$100,316 Cash Reserves
- \$ 15,000 Money Market Reserves
- \$445,014 Money Market Sweep Accounts
- \$ 75,000 CD
- \$ 2,510 Insurance Reserves

- **\$795,736 Total Asset Balance**

- \$31 over budget for March

- \$15,402 under budget YTD

Current month gate income \$3,634 / \$13,264 YTD

2021 Capital Reserve Contributions Breakdown

- \$ 10,161 Monthly
- \$121,930 Annual (budget)

2021 Capital Reserve Projects

- \$ 52,858 Lagoon erosion repair project

Rec. Board Update – Mary Emmett:

Pool: Pool has been resurfaced. Year-Round Pools has resurfaced the pool. The repair went better than planned. We are pleased with the work they did. They were on target and on budget. We have installed chemical controllers in the pool room. We replaced these after they were removed by the previous company as they were rentals. We have created a chemical cabinet within a ventilated room for the storage of the pool chemicals.

Irrigation and water: This has been a big project working with Beaufort/ Jasper Water Authority. We've installed a new meter. Scheduled an inspection next week. We should not be charged sewerage rate for our water going out.

Pleasant Point: Power washing has been completed. New motion detector has been installed in front to provide better lighting for any activity taking place here in the evenings. Cameras to take pictures will also be installed.

Fitness Center: Pickle ball net has been installed. They can be moved they are not permanent.

Tennis Courts: Wind Screens replaced last year. Company coming back in June will repair the fraying ones.

Pool: Power washed and sanitized the pool area. Please put the umbrellas down if you see them left up at the end of the day. Colorful flowers were planted in the pool area and the island in front of the parking area will be landscaped soon.

Financial Update:

- \$ 48,131 Total Operating Cash
- \$200,159 Total Reserves
 - \$156,589 Cash Reserves
 - \$ 43,570 CD
- **\$248,290 Total Asset Balance**
- On target for March budget

2021 Capital Reserve Contributions Breakdown

- \$ 3,834 Monthly
- \$46,002 Annual (Budget)

Question: Picnic tables in Pleasant Point: Have we thought about putting tables and chairs here instead? Mary Emmett responded: We have spoken to the Board about it. We are looking into other ideas. Budget-wise we will engage Parkside in this decision.

Question: Will we ever pave the gravel driveway by Pleasant Point? Mary Emmett responded: Probably not. But we could put it on the list. This was always deemed as a natural environment.

Board Project Updates

Dominion Gas – Chris Goodman: Project is close to beginning the initiation of the second phase. Mid next week construction can start. At the end of one street, we will have a large machine parked. Outside of that, it is not too disruptive. The street will not be excavated. It is a boring project. Residents who have elected to have gas will have a small hole drilled next to the street and then run to the house. The Spring Meadow project was very easy as they replaced grass seed and sod. We could have gas between 82 and 105 Bainbridge within the next week.

Question: What is the gas for? Chris Goodman responded - It is for natural gas. Chris explained the project to the new homeowners. If you would like natural gas, promptly contact Dominion Energy as the crew will be here next week. You will need to have at least one gas appliance before asking for gas or you will be billed \$750. An outdoor grill can be your one appliance.

Lagoons – Gary Fejes: Executed the EMS contract. Made the first of 4 installment payments. They required the plats. Committee will meet to go over with them. ASM will put an

email blast out to the community. All SOX materials have been ordered and received. Start date is roughly 5/3.

Questions: Are the lagoons fed by runoff or springs? Gary Fejes responded - They are gravity based. Each lagoon is feed by each other. It is a misnomer that the lagoons will lower in the event of a hurricane. There are floats in some lagoons and some wells that were dug. We are trying to figure out why these were dug. We are trying to get a hold of the company who put them in. The Lagoon Committee is trying to get answers.

Question: Do all storm drains in street enter the lagoons? Gary Fejes responded – Yes, the storm drains do empty into the lagoons and eventually the outfalls go into the Okatie River.

Community Landscape – Susan Bonner: We have been working on the circles and cul-de-sacs in the neighborhood. Work has begun on the Maywood larger circle. The old, larger bottle brush shrubs have been removed, trees pruned, and we have found the larger oak type tree in the middle is dead. It will be removed. All irrigation is being checked. All plants are on order. This project is well underway. With the assistance and design by Carolyn Adelman, another Master Gardener in the neighborhood, we should be very happy with the results.

Statement from audience member: My neighbor passed for two years ago now. The home screams abandoned. What can be done? Everything has encroached my view. We cannot take out anything. We did not sign up for this.

Response by Gary Fejes/Jim Rogers - We will have to come with Mike Harmon and look to the maintenance needed. (Mike Harmon has been called to come and look at the lagoon) Can you make me a priority at 12 Bainbridge Way?

Ken Stankowicz (Lagoon Committee Chair) - We are going to look at all the easements around the ponds and what maintenance needs to be done on each of them. Jim Rogers- We can move forward, not backwards and look into this.

Recent Vandalism – Jim Rogers: Entry Fountain: Working now, still soap in it. When fountain person came out, they found 4 large, empty bottles of soap and toilet paper. The pump gets damaged. There are pranks and then there is excessive damage. We do not want to prosecute someone, but someone has to pay for it. We do not have cameras facing that direction and we are looking to put one in there, but it would cost 2 – 3K. A camera will go on the corner of the guardhouse and we continue to monitor and see what else we can do. Pleasant Point has had kids come and role blunts. The pool lot has had an active drug deal. An officer from Park Side came and caught them. They were issued trespassing orders.

We are getting a lot of emails about golf carts. You have to be 16 to drive a golf cart. Very young kids driving through the neighborhood.

Maybe more neighborhood watches, cameras, but this won't stop it from happening. Cops won't enforce our rules because they have every right to be there as residents. We've even had skateboarding in the pool. If you have any ideas, please write your ideas to us. 24/7 security? Golf cart rules cannot be enforced. Do we hire off duty officers?

Greg from audience: Palmetto Security used to patrol.

If a kid hits your car, what do you do? Chris Goodman explained the meeting the board had with the attorneys about the golf carts.

Debbie Fejes statement from audience: This is not only unique to our community. How do others handle it?

A conversation over pool behavior last summer incurred.

Jim Rogers: We have discussed a fob system for amenities.

Data base cleanup: Debbie Fejes – When is this going to happen? There are people coming and going who have moved out. We keep seeing it in the newsletters and emails, but nothing gets done. Jim Rogers Responded – This is a large on-going job. ASM has been cleaning it up.

Dennis from Audience: Question related to security: Why don't we see visitor passes for cars parked on the streets. Jim Rogers: Not everyone is a visitor. If someone gives their code to their child, then they use it and don't get a pass. The guards have been instructed not to click anyone in at all.

Jim explained the camera system and how it takes pics of license plates.

A resident complained and is upset at not being waved to when she arrives in the resident lane.

Jim Rogers explained that the guards are not greeters and that if you have an RFID, then you do not interaction with the guards. They are there to collect gate fees and issue passes to guests.

Liza Ryan statement: I am amazed at what these people here do. You would never know about full time jobs. Behind the scenes there are numerous phone calls and emails. This goes on every single day.

Mary Stankowicz: The guards do put a sign up when they go to a restroom!

Ken Stankowicz: Question - How about a dog park?

Security Gate: Arms have 2 options. Up / Down after each car. We opted for going up and staying up with a timer then goes down. Some people don't realize their RFID has not been read and they continue to go. The breakoff brackets now work. We are now going to move to open and close after each car. Emails will go to the residents with the heads up about this change. We will be making the change as of May 1st.

New Business

ARC Position- Jim Rogers: We have an opening on the ARC. They are the ones who approve and disapprove home and property improvements. Dennis Tauber (member of committee) explained the process. There is no duration of the term. This committee is required under the covenants. ASM issues all fines.

Pump Station Update: Letter was written. BJSWA have informed us in writing they have the results. They are looking for equipment to abate the odor. Chris Goodman will reach back out to them for further details.

New Security Gate Function

Additional Camera Options

Enhanced Security Measures

Q & A and Other:

Gary Fejes: We got a tax bill on a 3.5 acre that Pulte deeded to us.

Susan Bonner: We are looking into putting a Little Free Library box near the pool pavilion.

Two winners were pulled for the raffle bags.

Adjournment- Jim Rogers: adjourned the meeting at 8:26PM