

General Meeting Minutes
Baynard Park POA Board
July 15, 2021 -
6:30 Resident Forum
7:00 pm General Meeting

7:00 Meeting Called to order by Jim Rogers

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

May Minutes: A motion was made to accept the May minutes. Second by. Motion carried. The minutes are posted on the Baynard Park Website.

Financial Report: Gary Fejes

\$142,901 Total Operating Cash

\$657,902 Total Reserves

\$117,584 Cash Reserves

\$ 15,000 Money Market Reserves

\$445,307 Money Market Sweep Accounts

\$ 75,000 CD

\$ 5,011 Insurance Reserves

\$800,803 Total Asset Balance

\$1,891 over budget for June

\$16,173 under budget YTD

Current month gate income \$1,880 / \$18,090 YTD

2021 Capital Reserve Contributions Breakdown

\$ 10,161 Monthly

\$121,930 Annual (budget)

2021 Capital Reserve Projects

\$ 52,858 Lagoon Erosion Repair Project

Questions arose about keeping the guards or elimination of them if they are putting us in the red.

One resident made a point that the last survey was skewed towards the guards.

Next month we will see a capital expense for the pump in pond #3 due to not being winterization and proper maintenance.

Mary Emmett: Rec. Board: Pool and pavilions hours down to dusk. Pavilion 6am to 11Pm.

We must abide by the Beauford County noise ordinance after 10:00 PM.

Pavilion Reservations: There are a lot of back-to-back reservations. Be considerate of others and clean up. A dumpster has been placed in the pool pavilion parking lot. This is for party garbage only. We are on a schedule that will terminate the dumpster at the end of September.

Fitness center ceiling has been repaired due to the faulty air handler. Broken window in fitness center will be replaced. Wind screen on tennis court will be fixed this month.

Tree trimming and palm trimming will be done around tennis courts and pavilion area end of August.

Pool and parking lot safety. Overnight parking requires you to send a message to ASM for permission. Prior approval is given, and then a pass is issued from the gate house which must be kept in the windshield.

We are looking into a pool monitor or lifeguard. If situations arise, we will react to that and bring in someone.

Pool furniture is not allowed in the pool.

Financials:

\$ 41,894 Total Operating Cash

\$211,661 Total Reserve

\$168,091 Cash Reserves

\$ 43,570 CD

\$253,555 Total Asset Balance

YTD budget on target

2021 Capital Reserve Contributions Breakdown

\$ 3,834 Monthly

\$46,008 Annual (Budget)

Lagoon Update: The SOX project for lagoons 3, 4, and 6. Bathymetry surveys were done for all three lagoons. Water levels are adequate. The fountain pump was repaired on Lagoon #4 by the manufacturer and was under warranty. We will be meeting with EMS to look at the punch list for the remaining lagoons to determine their shape and what will need to be done. Items will be prioritized for next year. (2022) One resident complimented the work done by EMS. Roads between 130 and 140 Bainbridge will be looked at tomorrow.

Dominion: Not everyone on Bainbridge is satisfied. We are taking steps to get everyone satisfaction. We have spoken to the project manager and all who have remaining concerns and we will be bringing the properties back to the original condition. As far as Dominion is concerned the project is complete. At this time there is not plan to continue with the project on any other streets. We continue to have an ongoing discussion with Dominion to remediate the problems caused by the project. Dominion will send a different contractor rather than the one used for Phase II to make the repairs.

Questions regarding 101 and 99 Bainbridge the street is raised. What will happen when we re-pave? How deep is the pipe? It has not been fixed.

Social Committee: Bingo turned into a fun night. We will do it again. We had a mini-meeting, and we will be changing things up. We will be asking people to take on one event and run it. Grab a team of friends and go with it. We will be posting a poll on the FB page with a lot of possibilities. You will be able to add an event if you would like to. Please vote. We will also put it onto the website.

Safety and Security Committee: We now have a committee to address many concerns. We have many people with very solid backgrounds. They will look at the gates, camera, key fobs etc. We will be setting up a first meeting. We know we need to replace the reader for the RFIDs. A conversation was held around several of the problems that are being encountered. A conversation was held around people speeding through the neighborhood. The committee will be meeting shortly.

Decision Making Process: We are in the planning stages for the 2022 budget.

Q & A

A thank you for the power washing was given.

Unleashed dogs have been running in the neighborhood and people not cleaning up after their dogs. We will send an email blast.

7:56 Called for adjournment by Jim Rogers, 2nd by Liza Ryan. Motion carried. Meeting closed.