

MINUTES

Baynard Park, POA
Board of Directors Meeting
March 16, 2022
7:00pm Pleasant Point Pavilion

- I. **Presidents Welcome - Roll Call/Call to Order** – James Rogers called the meeting to order at 7:01pm.
- A. **Board Members Present** – James Rogers; Susan Bonner; Gary Fejes; Elisabeth (Liza) Ryan; Charles Samour.
- B. **IMC Resort Services, Inc. Representatives** – Dave Lewellen; General Manager; Quen Corbett, Association Manager; Cathy Pilatic, Admin/Minutes.
- II. **Approval of Previous Board Meeting Minutes – December 16, 2021** – *James Rogers made a motion to “waive the reading of the December 16, 2021 Board meeting minutes and accept them into the record as presented.” Liza Ryan seconded the motion. The motion passed without opposition.*
- III. **Introduction** -
- A. **Charles Samour – New Board Member** – Charles introduced himself and gave a brief narrative of his credentials.
- B. **IMC Representatives** – Dave Lewellen introduced each IMC Representative to the community.
- IV. **Financial Report** – Gary reported on the balance sheet as of February 28, 2022.
- \$65,321 **Total Operating Cash**
\$791,178 Cash Reserve
\$75,000 CD (matures 4/25/22)
\$866, 178 **Total Reserve**
- 2022 Capital Reserve Breakdown
- \$10,833 Monthly contributions
\$130,000 **Annual Capital Reserve Contribution**
- 2022 Capex Projects (planned/proposed)
- SOX Project – Lagoon #7 SOX erosion repair (tentative April)
 - New Irrigation pump for lagoon #4
 - New Roof – Gate House
 - SOX Project – Lagoon #3/Phase 2

Ongoing Projects: IMC is obtaining quotes to resurface the tennis and basketball courts. Based on our community voting “yes” on our pickleball survey, the court closest to the woods will be converted to three pickleball courts. More details to follow.

Reviewing insurance claim to determine if the hail damage on the fitness center, pool pavilion and PP pavilion roofs requires repair.

Adding flowers to beds inside the fence around the pool, along the pathway to the fitness center and parking lot circle.

Tracking budget impacts due to on-going vandalism at the pool and PP pavilions. Monies to repair damages to the PP pavilion parking/sidewalk/lawn areas were secured from the individuals who caused the damage.

Going forward, please direct all Rec Board communications to our property Manager Quen Corbett at quen@imchhi.com. Quen will then engage the Rec Board as needed. This will streamline communications and ensure timely response.

V. **ARC Update** – Dennis Tauber gave updates and explained the process of ARC procedures.

VI. **Committee Updates**

A. **Lagoon** – Gary Fejes did find on lagoon 7 that the drain pipe is separated. Will look for a solution to rework that area.

B. **Security Safety** – Charlie Samour explained the UART application with Beaufort County. The gate operation is also being looked at for proper operation and new guard house procedures. Speeding will also be addressed after the UART application is accepted.

C. **Social** – Liza Ryan noted for everyone to get their Owner Contact Form (OCI) filled out and given to IMC, she announced some of the upcoming events that will be taking place throughout the community. Volunteers are always welcome for the events.

D. **Landscaping** – Susan Bonner gave an update on the landscaping and projects that will be complete this year. All the Cul-de-sac irrigation clocks and timers will also be checked with quotes submitted.

E. **Communication** – Monthly newsletter will go out on the 15th of every month.

VII. **New Business**

A. **New Security Company** – Charlie Samour explained the concerns and CSSI will end their contract 3/19/2022 and Securitas starts on Monday, March 21st. The Board is very excited about the new security company.

B. **Sprinkler and Irrigation Evaluation** – Gary will keep everyone updated.

C. **IMC Changeover** – Dave Lewellen briefly reviewed the changeover.

VIII. **Homeowners Forum** – The floor was open for the homeowner's forum. The following items were discussed:

- What is the warranty on the gate equipment? Everything is good for now.
- How often does the code get changed for the gym? It gets changed every quarter.
- Landscaper is very inconsistent overall. Leaves are being blown into the lagoons. Board will look into this and encourages the community to let IMC know.
- Maywood Way – overgrown tree in the cul-de-sac needs trimmed, blocking a light pole.
- Lawn Service needs to be mindful when using the leaf blower.
- Dead trees on the property line needs cleaned up and trimmed on our area. The Board will look into this.

IX. **Date of the next Board meeting** – the next Board meeting is scheduled for Wednesday, June 15, 2022 at 6:00pm at the Pleasant Point Pavilion.

X. **Adjournment** – There being no further business, James Rogers made a motion to ***“adjourn the meeting at 8:25pm.”*** Charlie Samour seconded the motion. The motion passed.