

# MINUTES

Baynard Park, POA  
Board of Directors Meeting  
June 15, 2022  
6:00pm Baynard Park Pool Pavilion

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- I. **Presidents Welcome - Roll Call/Call to Order** – Board President James Rogers called the meeting to order at 6:03pm.
- A. **Board Members Present** – James Rogers; Susan Bonner; Elisabeth Ryan; Chris Goodman; Anthony Dufrene.
  - B. **IMC Resort Services, Inc. Representatives** – Dave Lewellen. Senior Manager; Cathy Pilatic, Admin/Minutes.
- II. **Previous Board Meeting Minutes Approval – March 16, 2022** – *Susan Bonner made a motion to “waive the reading of the March 16, 2022 Board meeting minutes and accept them into record as presented.” James Rogers seconded the motion. The motion passed without opposition.*
- III. **Financial Reports as of April 30, 2022**
- A. **Cash Position (Balance Sheet)** – Dave reported on the Balance Sheet as of 4/30/22.
  - B. **Budget Variance** – Dave reported on the Budget Variance dated 4/1/22 to 4/30/22.
  - C. **Collections Report (Accounts Receivables)** – Dave noted very few delinquent accounts.
- IV. **POA Updates / Ongoing Projects** – To be reviewed under committee reports and new business.
- V. **Rec Board Updates**
- A. **New janitorial contract** – *Bill Cody made a motion to “ratify the new janitorial contract with Precision Cleaning Solutions, LLC of \$1450.00 for services rendered from April-September & services rendered from October-March for \$525.00. A total of \$11,850.00 annually.” Daniel Glover seconded the motion. The motion passed without opposition.*
  - B. **Island Fitness** – *Bill Cody made a motion to approve “Island Fitness for the annual maintenance contract of \$195.00 per quarter.” Daniel Glover seconded the motion. The motion passed without opposition.*
  - C. **Purchasing of new umbrellas** – Bill said that (5) new umbrellas will be purchased for the Pool.
  - D. **Bill Cody & Daniel Glover appointed to the Rec Board** – *Bill Cody & Daniel Glover had previously been appointed to the Association Rec Board by the outgoing members.*
  - E. **Lost and found box** – Bill mentioned that he had cleaned out the lost and found box.
- VI. **Committee Updates-**
- A. **ARC** – Dennis Tauber is the chair of the ARC Board. Dennis explained the importance of a plat for your home on various ARC's when property lines and boundaries are needed. There are a total of five members on the committee at this time and 2 projects under review.
  - B. **Lagoon** – Ken Stankowitz was away so Susan read his report. The pumps are being inspected by Hory Well Service to determine their depth. The committee is looking into whether these wells should be running to keep the water level up for esthetic purposes only.
  - C. **Security / Safety** – John Mulcahy explained the function of the new reader at the gate. A good read is when the reader will show a green light. If the reader is not working a new RFID decal may be needed. The process of law enforcement being able to come in and enforce speeding throughout the community is almost finalized.
  - D. **Social** – Liza went over some of the events for the summer; Movie night, make your own tie-dyed t-shirt, food trucks every Friday night until August. July 4<sup>th</sup> will be a decorative bike parade starting at 11am. They welcome feedback on the social events.
  - E. **Landscaping** – Susan explained planting going in at the 2 iron gates up front. A back flow will be installed before this occurs so they will have irrigation.
  - F. **Communication** – Susan encourages submissions into the Newsletter. It goes out the 15<sup>th</sup> of every month.

## VII. New Business

### A. Ratify Electronic Motions –

- **Purchase new message board and install at the entrance-** *Liza Ryan made a motion to “ratify the electronic vote to purchase a new message board for \$2,720.00 plus install at the entrance.” Susan Bonner seconded the motion. The motion passed without opposition.*
- **Approve new janitorial contact –** *Susan Bonner made a motion to “ratify the new janitorial contact with Precision Cleaning Solutions, LLC of \$250.00 each month for services rendered. A total of \$3,000.00 annually.” James Rogers seconded the motion. The motion passed without opposition.*
- **Appraisal and repairs of the irrigation systems by Lowcountry Irrigators –** *James Rogers made a motion to “rafity the appraisal and repairs of the irrigation systems by Lowcountry Irrigators.” Anthony Dufrene seconded the motion. The motion passed without opposition.*
- **Tree trimming by TreeWisemen –** *James Rogers made a motion to “ratify the tree trimming by TreeWisemen, LLC for \$2,850.00.” Chris Goodman seconded the motion. The motion passed without opposition.*
- **New backflow installation-** *Susan Bonner made a motion to “ratify the new backflow installation by Alarm, Fire & Security for \$2,733.00.” Chris Goodman seconded the motion. The motion passed without opposition.*
- **Repair on retention pond pipe joint by MAJ –** *James Rogers made a motion to “ratify the repair on retention pond pipe joint on a Lagoon by MAJ Enterprises, Inc. for \$2,400.00.” Anthony Dufrene seconded the motion. The motion passed without opposition.*
- **Chris Goodman appointed to the Board –** *Susan Bonner made a motion to “appoint Chris Goodman to the Board.” Liza Ryan seconded the motion. The motion passed without opposition.*
- **Anthony Dufrene appointed to the Board –** *Susan Bonner made a motion to “appoint Anthony Dufrene to the POA Board.” Liza Ryan seconded the motion. The motion passed without opposition.*
- **Palm Trees –** *Dave will get a quote for trimming.*
- **A huge thank you to Mary Emmett & Julian Goode for their service and expertise on the Rec Board.**
- **A huge thank you to Gary Fejes and Charlie Samour for their service and expertise on the POA Board.**
- **Reminder that Pickle Ball is every Monday @ 6:00 PM for instructions and fun.**

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

- Asked about needing a concrete person for the community – can suggest a company.
- Pine tree at the front pond needs trimmed or removed.
- Home owner has a problem with replacing the umbrellas at the pool. They are not being taken care of now why spend more money on new ones?
- Trash at the dumpster close to the pool has been overflowing.
- Residents and guests need to be mindful of cleaning up after themselves. An eblast can be put out.
- Fountain repairs should be put into the newsletter to make people aware of the cost to the community.

### IX. Date of the next Board meeting - The next board meeting is **September 14 @ 6:00pm** to be held at the pool pavilion.

### X. Adjournment – There being no further business, *Susan Bonner made a motion to “adjourn the meeting at 7:20pm.” Anthony Dufrene seconded the motion. The motion passed without opposition.*