

BAYLAKE ESTATE BOARD MEETING

SEPTEMBER 28, 2017

The meeting was open at 8:58 AM with a quorum present.

ROLL CALL: Present: Carla Hannay, Steve Rollison, Sylvia Richardson, Joyce Martin, Rosemary Baumgartner, VIA skype Jane Ann Miller. **ABSENT:** Roger Vorraber. Also present was manager Leslee Jones.

RESIDENT CONCERNS: Diane Steare requested seed money of \$300.00 for Halloween party. Sylvia Richardson voiced concern regarding unkempt yards prior to Irma. These yards make the park look shabby. Leslee noted she is aware and working on it. The same people keep parking on Oleander, when they are here. They may be gone for a month or so but upon coming back there are 3 or 4 vehicles that park on the grass. Most nights a vehicle is parked in front of 47 Orange Blossom, and this has been going on for awhile. On Azalea there is a relative living with the owner and also a female. Leslee was not aware of this. Sylvia stated she had a concern about the level of the pond waters. Leslee stated she will address that in her comments.

SECRETARY'S REPORT: Was read there being no additions or corrections a motion was made by Rosemary Baumgartner, and 2nd by Joyce Martin. Motion carried.

PRESIDENT: Carla Hannay stated that a 3 year long term agreement was approved with ELS. First year will be a 3.85% increase, the next two years will have a 4% increase. Sylvia asked if there were any freebees, Leslee and Carla stated that ELS does not do this any longer. ELS had proposed a 5% increase and the above was negotiated. Carla asked for a completed copy of the 2017 By Law changes, and Leslee also needs a copy.

MANAGEMENT REPORT: Leslee stated that letters have been sent out stating the 3.85% increase for next year. Also stated that letters were sent \$25.61 **average increase. (correction)**

14 Market increase letters were sent out with increases of \$31.00 - \$72.93 with the average being \$43.79. 177 long term agreement letters with increases of \$24.37-\$28.11 average being \$25.78 and pass on only letter due to when new resident moved in. Non ad-volourum tax to \$18.65. Taxes went from \$11.56 TO \$16.18, cable from \$11.56 to \$11.72. 213 letters mailed for occupied homes, 6 lots, 6 rentals 3 abandoned. 2018 market rent is \$675.00 base inside \$706, corner \$704 to \$736, water view \$733 to \$766, corner and water \$749 to \$783.

2017 CAP X completed for this year being the rear fence, roads, street lights and club house LED lights and they are working on street drainage. People are washing their cars by the shop shed and it floods the shed, someone had left the water on at this area.

Homeless people are coming into the clubhouse and using facilities. To try and eliminate this the doors will be locked for code usage at all times. There were approximately 41 homes that had damage from Irma, during a quick visual. Fence in front and back will be fixed and some parts need replaced. Laundry windows were damaged they will be replaced. Right now due to Irma all contractors are busy and prioritizing their work.

An engineer has been hired to look at the pond, to determine why the water level is so low.

Damage to storage shed and clubhouse roof will be fixed. When there is a tornado or hurricane/high winds etc. it is Leslee who makes the decision to lock down the clubhouse since the building is not a safe place. That means no one can go in the club house all doors are closed and locked so there is no entry. We the people must make sure that the doors and gates are locked at all times so people that don't belong here won't be able to get in.

Carla proposed that we make a list of known contractors that have been used by satisfied residents so if one is needed we have a list to look at.

Trailer storage for six months was \$362.05, we will have to renew the storage space again for \$288.99 since the medical shed will not be emptied out until after the rummage sale. The trailer vent cover blew off during Irma and needs to be replaced the cost will be about \$25.00. Carla checked with a trailer dealer who said although it is like new **dealer price would be about \$1400.00, private owner price suggested \$1800.00 (correction)**. Carla has two people who may be interested in purchasing the trailer after the rummage sale. Rosemary made a motion to pay for another 6 months for the trailer storage, 2nd by Joyce Martin.

Currently when there are functions in the clubhouse on Sat. or Mon. the people that play cards show up prior to us being finished with our luncheons let alone time for us to clean up. They feel that they are in a corner but it kind of makes everyone think we have to leave especially since some of the folks do not even live in the park.

Carla suggested that maybe the Romeo's would be interested in checking residents screws on their car ports and maybe replacing them. A long discussion was held and Steve stated that he and Dick had already discussed this at a Romeo's breakfast, cost of bolts etc... Steve will approach the Romeo's to see if any are interested in doing this project.

A long discussion was held about the difficulty it is to get people to do coffee on Sat. mornings. It seems it is always the same people doing this. Sylvia suggested tabling this until Jan. when most residents are here. Joyce wanted to try doing this once a month with free donuts and coffee. . Sylvia stated that she will check the sign up sheet when she is here, and if no one has signed up to make coffee she will just tell everyone to bring their own coffee.

January 11th is ELS functions Costco Day.

There being no further business the meeting was adjourned at 11AM

Respectfully submitted by Sylvia Richardson, Sec. Protem,