

Baynard Park Open Board Meeting
September 16, 2021
7:00 PM

Call to Order: Jim Rogers 7:00 PM

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

July 28th: The Board voted to move forward with contacting the legal firm of Edward Kubec in reference to a resident situation:

Jim Rogers – yes

Susan Bonner – yes

Gary Fejes – yes

Liza Ryan – yes

Chris Goodman - yes

September 1st: After a review of contracts, Gary Fejes made a motion to remain a client of Quality Lakes due to cost and the work they perform in the neighborhood.

Susan Bonner 2nd the motion

Chris Goodman – yes

Jim Rogers –

Liza Ryan -

August Minutes: Have been approved and are posted on the Baynard Park Website

Financials: Gary Fejes

- *End of August Balance Sheet shows \$139,019 in Operating Cash and \$665,332 in Cash Reserves for a total asset balance of \$804,351.*
- *We were \$9,653 over budget for the month but still \$4,823 under budget YTD. Annual renewal of insurance premium for \$13,482 came in this month.*
- *Missing charges for Security (three months), Pond maintenance (June).*
 - \$804,351 Total Asset Balance
 - \$9,653 over budget for August
 - \$4,823 under budget YTD
 - Current gate income \$1,972 / \$21,912 YTD
 - 2021 Capital Reserve Contributions
 - \$10,161 Monthly
 - \$121,930 Annual (budget)
 - 2021 Capital Reserve Projects
 - \$52,858 Lagoon Erosion Repair Project

- \$1,542 New Irrigation Pump or Lagoon #4

Committee Updates:

Lagoons: All proposals returned from EMS. Status and health on remaining lagoons #1, 2, 5, 7, 8, 9 and 10. Committee has reviewed proposals and is recommending as the #1 priority -pond #7 (Bainbridge and Rosewood) EMS is currently doing weed control on #7 due to overgrowth. It will need SOX repair on one side as well as other work to a rough total of \$37000. Some other lagoon work needed: aquatic plants to assist with erosion, #3 needs additional work but we will look at what we can afford to do. We will budget 50K for lagoon work total in 2022. Pond #10 needs weed control. We have received two proposals (Quality Lakes and EMS) for annual lagoon maintenance. They are about 5K apart and the committee will most likely recommend staying with Quality Lakes.

Security & Safety

Security: Multiple vendor meetings have taken place regarding equipment and cameras. Have met with several vendors about all aspects. Custom Security comes highly recommended by other communities. We have gotten proposals from Carolina Time and Custom Security. We are awaiting one more. Meeting with Custom Security next week.

Safety: We have met with BPD regarding traffic laws in BP and have submitted a request for police officer patrol in the community. They will come out and do a survey of the community road signs etc. and give us recommendations before this patrol can be put into place.

Larger signs will be replacing the smaller ones at the entrance. We have invited an officer out to survey our grounds as to where to put the speed trailer. This will capture the data on speed rate on a particular street. Some other possibilities are moving the gates and replacing the RFID reader. We have received a new proposal from CSSI for a new contract which is being reviewed.

Questions: Do we have a target date for gate remedy completion?

This should be done shortly. We expect decisions should be made and implemented within the next 30 – 60 days.

New Business:

Jim Rogers asked the question of the audience. Do we want to continue to hand out the slide packet at meetings? They are costly.

Most attendees did not feel the need to have the entire packet.

Gate House Repairs – The truck that hit the gatehouse. We have gotten vendor quotes and recently received one quote from a roofing company. We are working with the insurance company of the trucking firm that hit the gatehouse. One suggestion from the audience was Palmetto Porches. Gary Fejes will have an additional proposal from another firm by tomorrow.

Monument Lighting – Six new entry lanterns have been purchased and placed on the entry monuments. The lanterns are marine grade and should stand up to harsh weather.

2022 BOD Elections –Three Board Members are due for re-election. Think about putting your name in the hat for the election at the November board meeting. 30 days before the November meeting the packet will be received by the residents.

Q & A –How are we with the winterization of water systems? Do we have someone to do the winterization of sprinklers, lagoon pumps, wash stations, water fountains.

Answer: Year-Round Pools takes care of all amenity water. Fountain maintenance takes care of lagoon fountains.

Announcement from the Rec. Board: The pool may close the weekend prior to Halloween.

Motion from Jim Rogers to adjourn the meeting at 7:31PM, second by Susan Bonner. All in favor. Motion carried.