

February 13, 2012 Bay Breeze Point (BBP) Board of Directors (BOD) Meeting Minutes

5:55 PM-Jim Casey called the BOD meeting to order. Present were Jim Casey, Jerry Baker, and Jan Closson. Kimberly Cox from TPS was also in attendance.

Minutes-Jim Casey reviewed corrections to the January 23rd minutes. The BOD approved the minutes as corrected. (Baker, Closson-second)

Management Report-Kim Cox will comment as the meeting progresses. She will be out of town March 20 to March 30, 2012. The next meeting is tentatively set for March 12th at the East Ocean View Recreation Center.

President's Comments-Jim Casey purchased a new flag for the front entrance. He will be out of town at the end of February and would like a volunteer to attend the Citizen Task Force Meeting on Flooding on February 29th from 6-7:30 PM at the Norview High School Auditorium.

Treasurer's Report-The BOD discussed the budget as prepared by Alison Till and Kim Cox. There was a motion to accept the 2012 budget as submitted and modified. (Baker, Closson-second, passed)

ARB Report-There are no new pending applications. Updates on ongoing issues will be discussed in Executive Session.

Neighborhood Watch Report-People soliciting in the neighborhood need to have licenses and identification badges. Be aware of early morning activities as more break-ins are occurring in the early morning hours. Tommy Smigiel and the City Council are continuing to address the problem of panhandling. It is common in Ocean View and throughout the city.

Old Business-Kim Cox is still working on using the OV Rec Center for our meetings.

The BOD discussed the plan of action for possible changes of fence requirements in the by-laws. A questionnaire will be sent out to all lot and home owners for their responses and suggestions for possible changes.

The front entrance easement and encroachment tentative agreement with the city was discussed. The BOD made some changes to the current proposal. They included removing all parts that included painting, repairing, and maintaining the masonry wall. There was a motion to approve submitting the proposal as amended. (Baker, Closson-second, passed)

New Business- Meeting now scheduled for March 12, 2012.

6:45PM-Executive Session-The BOD reviewed the delinquency report. Reminders have already be sent. The BOD also discussed the current status of several issues in the neighborhood.

At 7:00PM Jerry Baker moved to adjourn the meeting which was seconded by Jan Closson and approved.

Submitted by Jan Closson, Acting Secretary

Bay Breeze Point HOA
Approved Budget for Year 2012

	Year 2010 Actual	Projected YTD Budget 2011	APPROVED Budget for Year 2012
INCOME			
Association Fees - Current Fees \$120 Annually	\$ 13,371.40	\$ 14,952.00	\$ 14,840.00
Association Fees prepaid for Year 2012	\$ 32.00	\$ -	\$ 40.00
Interest Income - Bank Accounts	\$ -	\$ -	\$ -
Late Fee	\$ 520.00	\$ 208.00	\$ 140.00
Lawn Violation Administration Fee	\$ -	\$ 100.00	\$ -
Lawn Care Invoice paid by Owner	\$ -	\$ 75.00	\$ 100.00
Bank Fee/Returned Check Fee	\$ -	\$ 8.00	\$ 8.00
Collections/court costs	\$ -	\$ -	\$ -
Transfer from Operating Reserve	\$ 4,124.72	\$ 1,525.27	\$ 1,339.00
TOTAL INCOME	\$ 18,048.12	\$ 16,868.27	\$ 16,467.00
EXPENSE			
Fall Picnic	\$ 525.53	\$ -	\$ -
Printing & Copies	\$ 150.60	\$ 218.00	\$ 220.00
Postage & Mail	\$ 193.86	\$ 515.00	\$ 525.00
Annual Packages	\$ 22.50	\$ -	\$ -
Website Hosting - 3 year contract paid in 2010	\$ 188.73	\$ -	\$ -
Refund to Owners	\$ 1,358.85	\$ -	\$ -
DPOR/CIC Annual Report	\$ 90.00	\$ 90.00	\$ 90.00
TOTAL EXPENSE	\$ 2,530.07	\$ 823.00	\$ 835.00
EXTERIOR MAINTENANCE			
Front Entrance - Decorations/Flag Pole/Lights	\$ 250.00	\$ 250.00	\$ 250.00
Landscaping Contract - Front Entrance	\$ 2,376.00	\$ 2,484.00	\$ 2,500.00
Landscaping - Extra Watering	\$ 135.00	\$ 150.00	\$ 150.00
Landscaping Invoice Fee/Lot Owner Violation	\$ 75.00	\$ 75.00	\$ 75.00
TOTAL EXTERIOR MAINTENANCE	\$ 2,836.00	\$ 2,959.00	\$ 2,975.00
Insurance	\$ 1,150.00	\$ 1,062.00	\$ 1,074.00
Management	\$ 9,600.00	\$ 9,600.00	\$ 9,600.00
Electricity	\$ 497.49	\$ 390.00	\$ 500.00
Legal	\$ 1,420.50	\$ 2,096.50	\$ 1,200.00
Accounting	\$ 225.00	\$ 230.00	\$ 250.00
Corporate Fees - SCC Annual Reg	\$ 25.00	\$ 25.00	\$ 25.00
Collections/Court Costs	\$ -	\$ -	\$ -
Bank fee/Returned Check Fee	\$ -	\$ 8.00	\$ 8.00
Credit to Homeowners	\$ -	\$ -	\$ -
SUBTOTAL	\$ 12,917.99	\$ 13,411.50	\$ 12,657.00
TOTAL EXPENSE	\$ 18,284.06	\$ 17,193.50	\$ 16,467.00
NET INCOME	\$ (235.94)	\$ (325.23)	\$ -
RESERVES			
Operating Reserves	\$ -	\$ 14,792.69	\$ 12,966.84
Replacement Reserves	\$ -	\$ 3,013.15	\$ 3,000.00
TOTAL RESERVES	\$ -	\$ 17,805.84	\$ 15,966.84