

BAYTREE GOLF & RACQUET CLUB
ANNUAL HOMEOWNERS ASSOCIATION MEETING
February 2, 2017

CALL TO ORDER:

Pursuant to call, the Annual Members Meeting of the Bay Tree Golf & Racquet Club Homeowners Association, Inc. was held on February 2, 2017 commencing at 10:00 a.m. at the VFW Post, Little River, South Carolina.

Representing the Board of Directors were Earl Ayotte - President, John Bove – Secretary, Ray Chapman – Treasurer, Tom Egan – Member at Large. Absent - Al Rasmussen - Vice President

President Ayotte welcomed all members present and continued with the formal opening in accordance with the By-Laws of the Association.

QUORUM:

A quorum was established with a total of 54% of the membership represented in person or by proxy therefore a successful meeting could continue in accordance with the documents.

PROOF OF MAILING:

The Association's President examined the proof of mailing of the notice of the Annual Members Meeting. He stated that it will be filed with the minutes.

APPROVAL OF MINUTES:

A motion was made by Mr. Boffa 2233 and seconded by Mr. Chapman 2715 to approve the minutes of April 2, 2016 as written. It was unanimously carried and so moved.

ELECTIONS:

President Ayotte stated that at this meeting, it was necessary to elect two directors; who will serve a two-year term. Mr. Ayotte 2627, Mr. Al Rasmusen3421 and Mr. DeLucci 3412 previously submitted their names for the openings. The floor was opened for any further nominations. Since there were no further nominations, Mr. Chapman 2715 made a motion to close nominations seconded by Mr. Egan 3424. Motion was carried.

Ballot Inspectors Mr. Chapman 2715, Mrs. Matheny 2425 and Mr. Boffa 2233.

Result of the Ballots and Proxies where Mr. Ayotte 2627 & Mr. Rasmusen 3421 elected to two year terms.

REPORT OF OFFICERS:

Mr. Egan 3424 stated that it is very important when you leave your unit for an extended period of time to make sure that you turn off your water. Also, it is important for homeowners to leave their heat set at a minimum 50 degrees during the winter months.

REPORT OF COMMITTEES:

Mr. Ayotte reported that the Shared Amenities Committee opened the owner's area, resurfaced both Pools and Removed the Trees that were damaged in the October Storm. Mr. Ayotte thanked the Homeowners that helped put the Sod down in the Old Owners Area and that there will be no dog walking signs put up in that area.

UNFINISHED BUSINESS:

None

NEW BUSINESS

- Mrs. Jennings 2425 asked about a Homeowners Insurance Policy. President Ayotte reminded everyone how important it is to have HO6 insurance.
- Ms. Iwanicki 3415 asked about lighting up the Entrance off Hwy 9. Mr. Ayotte stated that there Pole Lights at the entrance but that the Shared Board will look into in.
- Ms. Starland 2113 asked about the Cable and loosing channels. Mr. Ayotte explained that the Cable company has been switching some channels to High Definition and that new Boxes will have to be installed in each unit. Time Warner has delayed the project completion until 2018 due to the boxes needing to be installed and the buildings needing to be rewired.
- Mr. Sykes 2227 asked about the dead trees behind Buildings 21 & 22. Mr. Ayotte said that we will bring it to the attention of the Property Owners and have them remove them.
- Mrs. Rasmussen 3121 asked about a Maroon Van parked in Building 34's parking lot parking in more than one spot at time or parking on the grass. Mr. Ayotte said that we will put a notice on Van and send a letter to the Homeowner. Mrs. Rasmussen asked about the stuff being stored on the Patio of 3417. Mr. Ayotte said that we will post a letter on the Residents door.
- Mr. Matheny 2425 asked about storage of items under the stairwells in the Rules and Regulations. Mr. Bove 2417 said that the Board will change the Rules and Regulations.
- Mrs. Boffa 2233 stated that there is a Wasps nest on the backside of her building. Mr. Ayotte stated that he will have Richard look at it.
- Mrs. Matheny 2425 stated that she believes water is coming from behind the siding. Mr. Ayotte said that he will look at it with the contractor. He also asked that if anyone feels there is an issue with the Buildings please bring it to the attention to the office.
- Mr. Little 2211 asked about the Building Projects done over the last year. Mr. Ayotte explained that there are some structural issues that were found this past year and were fixed. The Board is putting Safety first when it comes to the Building repairs. Mr. Chapman explained that the vinyl coating will be removed from all the walkways and pressure treated lumber will be installed when any of the walkways are replaced.
- Mr. Bryan 2223 asked about the Budget and the Project costs over the last year. Mr. Ayotte explained that this year the Board will be staying within the guidelines of the budget.
- Mrs. Jennings 2525 asked about replacing the carpet on the walkways of her building. Mr. Ayotte explained that when the carpeting is replaced it will be replaced with pressure treated Lumber.

- Mrs. Matheny 2425 asked about the Ponds at the Entrance way overflowing. Mr. Ayotte explained that most of that water comes from the Old Golf Course property and that when they start to develop the land they will be retaining the water within the community and it will not flow out to Hwy 9 drainage any longer. Mr. Ayotte stated that it is a State Road and we have contacted them but they will not repair it.
- Mrs. Matheny 2425 stated that people need to pick up after their pets. Ms. Starland 2113 stated that she has noticed people from other communities walking their dogs through our property.
- Mr. Little 2211 asked about an Audit. Mr. Ayotte explained that the HOA has an audit done every year.
- Mrs. Matheny 2425 asked about flowers being put at the second sign. Mr. Ayotte said that he will bring it up at the next Shared Amenities Meeting. He also stated that flower boxes are being put on each side of the new grassed area for Residents to garden.
- Mr. Ayotte thanked all the Board members for serving the community.

IRS RESOLUTION:

Mr. Bove made a motion to adopt the IRS Revenue Ruling 70-604 resolution seconded by Mr. Mathney 2425 and carried.

ADJOURNMENT:

A motion was made by Mr. Mathney 2425 to adjourn the meeting and it was seconded by Mr. Bove 2411. The motion carried and the meeting was adjourned. Meeting adjourned at 10:50am.