

**BAY TREE GOLF AND RACQUET CLUB HOA
BOARD OF DIRECTORS
ORGANIZATION MEETING**

FEBRUARY 19, 2011

CALL TO ORDER:

The meeting was called to order by President Kielty at 11:45 a.m.

DIRECTORS PRESENT:

Jim Kielty
Al Aubin
Mark Little
Earl Ayotte

ELECTION OF OFFICERS:

The following slate of officers was elected

Jim Kielty President
Al Aubin Vice President
Mark Little Treasurer
Eileen Henriksen Secretary
Earl Ayotte Member at Large

UNFINISHED BUSINESS:

Motion made by Mark Little and seconded by Al Aubin to expend the monies necessary to complete the stone work at the rear of the buildings.

NEW BUSINESS:

The board discussed the request to screen in the decks on the rear of the buildings. Since the board would want everyone to either screen in the decks they have decided that screening in the decks will not be allowed at this time.

The board then discussed the placing of personal grills in the owners area. Since the board was concerned about the liability of this issue this will not be allowed.

The board then discussed the issue of an amenities fee for the owners that rent their units. It was decided to table this idea.

The Board decided that they would also invest in recyclable containers to be put next to the current dumpsters. They will ask all residents to use these containers for any recyclables.

SHARED AMENITIES BOARD:

The following members have been appointed to this board: Al Aubin, Earl Ayotte and Jim Kielty.

Having no further items to discuss Mark Little made a motion to adjourn which was seconded by Earl Ayotte and carried.

Meeting adjourned at 12:14 p.m.

BAYTREE GOLF & RACQUET CLUB
ANNUAL HOMEOWNERS ASSOCIATION MEETING
FEBRUARY 19, 2011

CALL TO ORDER:

Pursuant to call, the Annual Members Meeting of the Bay Tree Golf & Racquet Club Homeowners Association, Inc. was held on February 19, 2011 commencing at 9:30 a.m. at the American Legion, Little River, South Carolina.

Representing the Board of Directors were Jim Kielty, Al Aubin, Mark Little and Earl Ayotte. Also present were Bob Thompson and Carrie Cannito of C&T Property Management Services, LLC.

President Kielty welcomed all members present and continued with the formal opening in accordance with the By-Laws of the Association and identified that he, Jim Kielty, would serve as Chairman and Bob Thompson would serve as recording secretary.

QUORUM:

It was confirmed the roll call had been taken at the door, and a quorum had been established with a total of of the membership represented in person or by proxy thus constitution a successful meeting could continue in accordance with the documents.

PROOF OF MAILING:

The Association's President, Jim Kielty, examined the proof of mailing of the notice of the Annual Members Meeting, and the instruction was given to Carrie Cannito to file the proof of notice with the official minutes of the meeting.

APPROVAL OF MINUTES:

A motion was made by Bob Pendzich of Unit 2533 and seconded by Elizabeth Kirtley Unit 2117 to approve the minutes of February 20, 2010 as written; it was unanimously carried and so moved.

ELECTIONS:

Chairman Kielty stated that at this meeting, it was necessary to elect two directors, who will serve a two year term. Earl Ayotte and Eileen Henriksen previously submitted their names for the openings. The floor was opened for any further nominations hearing none Charlie Clark unit 2311 made a motion to close nominations and for the Treasurer to cast one ballot for the nominees. The motion was seconded by Al Rasmussen Unit 3421 and was carried. The result of the election was that Earl Ayotte unit 2627 and Eileen Henriksen unit 2315 were elected to two year terms.

REPORT OF OFFICERS:

President Kielty explained the new budget and he stated how are reserves are currently in good shape however we will need a large some of money when the roofs on the buildings need replacement. The roofs are currently over 13 years old and will probably need replacing after 20 years. He also stated that the monthly assessments were lowered

mainly because of the reduction in insurance costs. However if a named storm was to hit the US this year we should expect the rates to increase.

Treasurer Little also commented on the reduction of the monthly assessments but also stated that our reserves need to be higher as FHA loans now require higher reserves for loans to be approved. He also stated that insurance was a big reason for the reduction in assessments and we all do not want special assessments.

Rich Turzyn unit 2225 wanted to be sure the board was controlling expenses without affecting the appearance of the Association. The board stated that they have been doing things such as the rock being spread around the rear of the buildings to improve the appearance.

Lurae Albert unit 2621 questioned the line item in the budget of \$16,000 for miscellaneous expense. President Kielty responded that this amount would be used for items such as the rock which is being spread at the back of the buildings.

President Kielty reminded everyone that if they have a noise complaint please call 911 and then get a copy of the police report. All complaints must be in writing to the board in care of C&T Property Management.

President Kielty also talked about security and the cost which at this time the board is still reviewing. They will look into providing security on the holiday weekends; the cost for full time security is prohibitive at this time.

Mr. Kielty also stated that there are new parking permits being issued and that cars without permits will be tagged with a 24 hour notice before the cars are towed. Parking permits can be obtained from C&T after the meeting. You can also contact C&T if temporary permits are needed. Stan Urban unit 2135 stated that we needed additional signs to advise everyone of the parking permit requirement. Mr., Kielty stated that the board will look into it.

Carrie Becker unit 2715 asked why there was a limit of two parking passes per unit. Mr. Kielty stated that this number is limited by the master deed.

Mr. Dicandido unit 2313 made a motion to accept the Treasurers report, it was seconded by Al Rasmussen unit 3421, and the motion was unanimously approved and carried.

COMMITTEE REPORTS:

There was a committee set up at the October 30, 2010 meeting to look at changes in the Master Deed. Since they had no report a new committee was appointed which consisted of Tom Egan unit 3424, Beth Witchie unit 2723 and Al Rasmussen unit 3421.

UNFINISHED BUSINESS:

President Kielty stated that at the October 30, 2010 board meeting there was a question of changing the name of the association. C&T contacted an attorney who stated that the

cost is extremely high as you would have to change the name of all bank accounts, the master deed would need complete revision, all financial records would need to be changed.

At that meeting there was also a question about excluding Section 8 housing in Bay Tree Golf and Racquet. The attorney stated that there has never been challenged in South Carolina and if the association wanted to test the waters on this issue they could. Thinking that this would cost prohibitive the board will not pursue this issue.

President Kielty stated that the security cameras have been placed in the indoor pool area.

Al Rasmussen unit 3421 stated that the biggest problem was property owners renting to a lower class of people.

Mr. Dicandido unit 2313 recommended that the board look into a security gate at the entrance with a code.

Mr. Collison unit 2413 suggested card security system for a gate and pool access.

President Kielty stated that the board will continue working on the security issues with Bay Tree IX.

NEW BUSINESS:

Elizabeth Kirtley unit 2117 asked the board is she could screen in the decks off her unit. President Kielty stated that this is an issue the board will have to review. Ron Collison unit 2413 also would like to be able to screen in his decks and was going to get examples of how they would look. Mr. Pappas unit 2721 wanted to know if he would enclose his second floor deck. Again Mr. Kielty stated that the board would discuss at their organizational meeting and that their decision would be enclosed with the copy of the minutes which will be sent to all owners.

Mr. Kielty stated that the idea of personal gas grills being allowed in the owner's area will also be discussed at the board meeting.

Ms. Boffa unit 2233 stated that it seems as though there have been an awful lot of palmetto bugs in the units over the past year and she was wondering if we could check with the company to see if they were using different chemicals. C&T will try and find out if they are using new chemicals.

Lurae Albert unit 2621 wanted to state that maintenance person Richard was doing a great job.

Rich Turzyn unit 2225 asked about the cutting of the fairways, Vice President Al Aubin stated that he met with the Property Manager for the bank and he stated that they would cut as much as they could based on costs. President Kielty stated that landscaper Albert will cut half the fairway if the grass gets too high.

President Kielty reminded everyone that they should have an HO6 policy to cover their contents in case of a loss. He also reminded everyone to turn off their water when they are leaving.

Ms. Griffin unit 2215 stated that she had damage in her lockout unit bathroom as the ceiling has fallen in. C&T will look at the damage after the meeting.

Ms. Boffa wanted to know if the board had any plans for the outdoor pool as she thought that the ladies room needed painting and she thought some of the outdoor furniture needed replacement so it all looked the same. Mr. Kielty stated that they would review it with the shared amenities board.

Chris Dick unit 3415 wanted to know when the outdoor pool was going to open; She would like it to open on April 1st. Again this will be brought up at the shared amenities board meeting.

Tom George unit 2517 wanted to know what the code was for the owner's area. He was given the code.

Mr. Kielty stated that the board was also looking into charging owners who rent their units a fee of \$99.00 if the renters wanted to use the pool. Owners will be advised of the outcome of their discussion.

Ron Collison unit 2413 asked the board to look at the concrete in the front of the buildings as some of it is heaving which could result in someone tripping.

Janet Loy unit 2213 wanted to know if she could put edging around the stone in the back of her unit and the board stated that she could do that at her expense.

IRS RESOLUTION:

President Kielty read the IRS Revenue Ruling 70-604 resolution and it was approved based on a motion by Patti Kielty unit 2435 and seconded by Linda Aubin unit 2635 and carried unanimously.

ADJOURNMENT:

A motion was made by Patti Kielty unit 2435 to adjourn the meeting it was seconded by Linda Aubin unit 2635, the motion carried and the meeting was adjourned at 11:20 a.m.