

Baynard Park and Parkside Rec
Board of Directors
September 9, 2020

1. Roll Call

Those board members attending today were Mary Emmett and Julian Goode. Representing Atlantic States Management (ASM) was Judy Mason.

2. Minutes

The minutes of the July 21, 2020 board of directors meeting were presented. A motion was made to waive the reading of the minutes and accept them as written. It was seconded and unanimously approved.

3. Financial Report

Financials – Judy began by saying the August financials were not yet complete as it was so early in the month. Once the August report was complete, she would make sure it went out to the board. Mary said on the financials in general, she thought they should look at having a higher contribution to the capital reserves given what was in the reserve study. She also said they should have excess funds from the operating budget at yearend that could be transferred to reserves. Judy said yes; they needed to wait until the end of the year in case there were any unforeseen expenses. Overall, they were under budget year to date.

Budget – The board reviewed the proposed budget for 2021 and went over a few of line items to determine if the budgeted amount was correct. After a brief discussion, a motion was made to approve the 2021 budget as presented. It was seconded and unanimously approved.

4. Unfinished Business / New Business

Pool Resurfacing – Judy asked if this should be addressed as part of the proposed budget but both Julian and Mary said this was a reserve item and would have no impact on the budget. Mary said the quote from Sweetwater came in at \$39K for both the adult and kiddy pool. Because this quote was from some time ago, Mary asked the owner if he would honor it and he said he would. Judy said she had a quote from Quality Pools for \$48K and when she asked Aqua Blue to quote, they said they only did residential pools and no longer worked on commercial pools. She would get a third quote from Year Round Pool if the board wanted her to. It was agreed the slippery pool tiles would have to be addressed as part of the resurfacing project.

Annual Meeting – The following was discussed with regards to the annual meeting:

- The annual meeting was scheduled for November 17, 2020 with registration at 6:30 p.m. and a meeting start time of 7:00 p.m.
- It would be held at the pool pavilion and set up to be within social distancing guidelines.
- The agenda for the meeting was reviewed.
- This year the expiring term was the at-large seat held by Mary who was willing to serve again if reelected.
- A call for candidates would go out to all Baynard Park and Parkside owners via email.
- The budget and the minutes from last year's meeting would also be included in the packet.

Pool Update – The following items were discussed with regards to the pool:

- Pool security would be discontinued on September 30th.
- The pool would close for the season on October 25th.
- Judy would follow up on the pool umbrellas repairs. This included both the stitching and the bases.

Water Issues – Mary gave an update on her work on the water issues. She explained the way the meters were set up and the fact that they were paying sewer charges on some of the water when they should not be. She said she met with Beaufort-Jasper Water Authority and they could not explain why there was a sewer meter but they would get back to her. Also, Mike Harmon installed a rain meter and was turning off irrigation based on how much rain they were having to try and cut back on some of the water expense. They would also have to let the water authority know when they were going to drain and refill the pool as they generally gave somewhat of a price break if they knew this ahead of time.

Pool Bathrooms – Mary said she had a quote from Scott D. to put tile floors in the bathroom and paint. She also asked about adding some kind of ventilation to the bathroom as keep odors in check. He said it could be done but she didn't have a quote for this. This work would be completed when the pool was closed.

Tree Trimming – Julian said there were a few larger palm trees that may need to be trimmed again this fall.

Basketball / Tennis Courts – The board discussed the both the tennis and basketball courts and whether they should be resurfaced or maybe just cleaned and restriped. Judy said at another property she managed a quote for resurfacing the tennis courts was over \$17K. Since they weren't getting any complaints at this time, the board asked Judy to get a company to come in and make a recommendation on what they should do.

Pavilion Trash – Mary suggested they may want to look at having a dumpster at the pool pavilion for the excess trash after parties, etc. She said they would really only need it for six months out of the year. Judy said she would inquire about a six-month contract and let the board know what she found out.

Next Meeting – The board would meet again sometime after the annual meeting.

5. Adjournment

As there was no further business to be brought before the Board, the meeting was adjourned.

Note: Meeting minutes are independently transcribed from a digital recording and are only intended to provide a reference summary of the proceedings and not a verbatim record thereof. Atlantic States Management does not retain copies of the recordings once minutes are approved by the Board of Directors.