

Bayberry Cove Property Owners' Association

Homeowners' Meeting Minutes

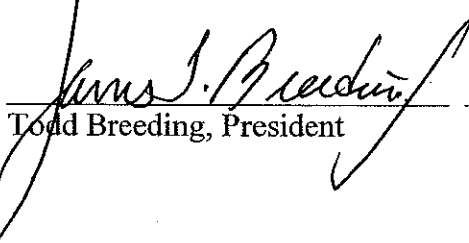
June 19, 2012

- I. Persons in attendance
 - A. President: Todd Breeding
 - B. V. President: James Rivoir
 - C. Treasurer: Scott Ramsay
 - D. Secretary: Laura Fleming
 - E. Member-at-Large: Vacant
 - F. Manager: Qiana Solomon
 - G. Homeowners (1)

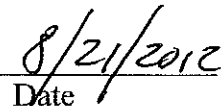
- II. Meeting called to order by the President. Quorum established (7:19 p.m.)
 - A. Homeowners' Forum : (7:19 p.m.)
 - 1. Homeowners noted that common areas have been cut. Board will meet with landscaper with regard to timely service.
 - 2. Homeowner made mention of trashcans not being taken up in timely manner.
 - 3. Homeowner also made mention of homes with flashing missing. Manager will investigate.
 - B. Read & Approve Minutes: (7:24 p.m.)
 - 1. Minutes from April 17, 2012 read by president.
 - 2. Minutes approved as read.
 - C. Treasury Report: (7:31 p.m.)
 - 1. Treasurer's report read by treasurer.
 - 2. Treasurer's report approved as read.
 - D. President's report: (7:34 p.m.)
 - 1. President stated that he would like to meet with landscaper with regard to performance.
 - E. Grounds report: (7:36 p.m.)
 - 1. Board will inspect condition of fence. Property will be divided up between board members.
 - F. Architectural Review report: (7:41 p.m.)
 - 1. No new requests. One earlier request approved for new windows.
 - G. Manager's report: (7:44 p.m.)
 - 1. One new homeowner.
 - 2. Inspections being performed weekly.
 - 3. Solar panels can not be prohibited.
 - 4. Resale CDs are an option for homeowners not wishing to received the big book.
 - H. Old Business: (~~7:19~~ p.m.) 7:54 *awb/*
 - 1. The topic of solar panels is put on hold until a request is made.
 - I. New Business: 7:56 *awb/*
 - 1. Current BMP contract is \$3,240.00 annually, new contractor is significantly less.
 - 2. Motion to hire Solitude Lake Management is seconded.
 - 3. Solitude Lake Management is the BBCs new BMP manager.
 - H. Homeowners' Forum : (8:13 p.m.)
 - 1. Homeowner states that there is a tree down on Shoulders Hill Road.
 - 2. Comment was made that lights on entrance signs look good.
 - 3. Should look for solar lights for area the shed.
 - I. Social Committee report: (8:20 p.m.)

1. Activities may need to be scaled back due to lack of interest and participation, just too much for one person.
- J. Executive session closed (8:28 p.m.)
1. Discussed homes needing repair.
 2. Discussed repeat offenders for lawn care issues.
 3. Discussed common areas.
- K. Meeting Adjourned (8:49 p.m.)

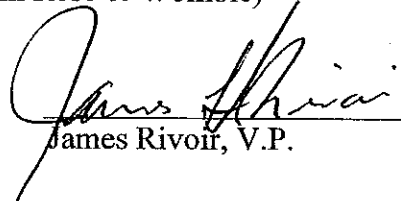
Next Board Meeting: 7:00- p.m. Tuesday, August 21, 2012 at the UPA Office, 5849 Harbor View Blvd. Suite 200, Suffolk Va. 23435 (Konikoff Building across from Rose & Womble)



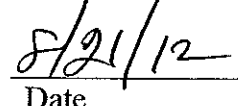
Todd Breeding, President



Date



James Rivoir, V.P.



Date