

Bayberry Cove Property Owners' Association

Homeowners' Meeting Minutes

August 20, 2012

I. Persons in attendance

- | | |
|-------------------------------|-----------------------------------|
| A. President: Todd Breeding | E. Member-At-Large: <i>Vacant</i> |
| B. V. President: James Rivoir | F. Manager: Qiana Solomon |
| C. Treasurer: <i>Vacant</i> | G. Homeowners (2) |
| D. Secretary: Laura Fleming | |

II. Call-to-Order (7:06 p.m.)

- A. Todd Breeding President
- B. Quorum established

III. Homeowners' Forum (7:06 p.m.)

- A. Concern about semi rig and other commercial vehicles parked in community; semis parked in residential areas are in violation of city codes
- B. Trash cans and bagged refuse left in street for extended period of time; according to city codes, trash can be left at curb a maximum of 12 hours before scheduled trash pick-up day and 12 hours after pick-up
- C. Requests for residents and their guest to stop speeding in the community seems to fall on deaf ears for some; vehicles have been observed throughout Bayberry Cove exceeding posted speed limit and/or failing to obey stop signs; Suffolk City Police requested to intervene
- D. **Homeowners' Forum Closed (7:18 p.m.)**

IV. Board Meeting Opened (7:18 p.m.)

A. Reading of Minutes

- 1. Minutes from June 19, 2012 meeting read by Vice-President
- 2. Minutes read, amended and approved

B. Treasurer's Report

- 1. Read by President (from balance sheet for all expenditures and income as of July 31, 2012 based on assets / liabilities and equities)
- 2. Everything balances
- 3. Approved as read

C. President's Report

- 1. *stated* Stated the need for the final revision of Book of Covenants, By-laws and Amendments to be forthcoming soon
- 2. Manager has been communicating with attorneys to ensure accuracy of final revision

D. Grounds Report

- 1. Vice-President will make sure landscaper core-aerates and reseeds common areas for fall
- 2. Discussed fact that unusually rainy season has caused landscaper to get behind with some grounds maintenance

E. Social Committee Report

- 1. Social Committee will dissolve and become inactive unless new volunteers step up
- 2. Flyer will be distributed informing residents of this dilemma and requesting residents to volunteer to help with just one of a list of events the committee usually holds in Bayberry Cove

F. Architectural Review Report

1. Two new applications received and approved
2. Residents doing good job overall submitting applications for exterior changes prior to completing them

G. Manager's Report

1. Presented Board with "Package" which included financial report, delinquencies, re-sales, violation log, bids and contracts received, homes for sale and rentals, requests for external modifications
2. Inspections being performed weekly
3. Two new ARC applications received and approved
4. Problem securing engineers to determine measurements and calculations required by city in order to get the BMPs transferred to the city
5. Board informed manager that Solitude Lake Management must submit a more detailed report on exactly what they do in reference to maintaining and monitoring BMPs; inaccurate and incomplete reports from previous contractor led to costly BMP repairs
6. Proposed 2013 Budget Packet presented to Board
7. All contracts are up-to-date

H. Old Business

1. Board awaits final edition of all Covenants, By-Laws and Amendments
2. Attorneys will research all past Covenants, By-Laws and Amendments; Manager will take measures to keep costs reasonably low

I. New Business

1. Moved and seconded to appoint homeowner Tyrone Higgins as Member-at-Large
2. Will complete term for former Board member Richard Curtis who left area

J. Board Meeting Adjourned (8:09 p.m.)

V. Homeowners' Forum Re-Opened (8:09 p.m.) *to JTK.*

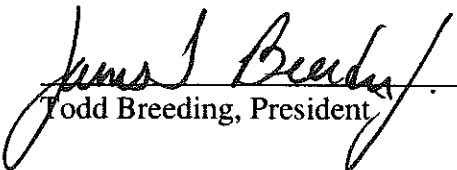
- A. Residents are urged to remember ~~and~~ inform guests about the dangers of speeding through the community and failing to obey traffic signs
- B. Ideas for possible use of common area off Silver Poplar discussed
- C. **Homeowners' Forum Closed (8:12 p.m.)**


VI. Executive Session (8:12 p.m.)

- A. Discussed tribunals
- B. Discussed repeat offenders
- C. **Executive Session Closed (8:21 p.m.)**

VII Meeting Adjourned (8:21 p.m.)

Next Board Meeting: 7:00- p.m. Tuesday, October 16, 2012 at the UPA Office, 5849 Harbor View Blvd. Suite 200, Suffolk Va. 23435 (Konikoff Building across from Rose & Womble)


Todd Breeding, President 10/16/2012
Date


Laura Fleming, Secretary 10/16/12
Date