

**BAYWOOD ESTATES CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS  
MINUTES of the MEETING held on April 15, 2025  
APPROVED**

- I. The meeting was called to order by President Nancy Neville at 7:17pm  
In attendance were N. Neville; K. Mazala, VP; P. Soroky, Treas; F. Martines, MatL; JJ Heyer, Secty
  
- II. Motion to accept the minutes of the meeting held on March 18, 2025, as corrected, by Judy, seconded by Karen; unanimously accepted.
  
- III. Financial Report
  - List of bills to be paid was presented (Republic, CLE Water, Brush Bandits, Kaman&Cusimano LLC, Reimbursement for Microsoft & website domain services, MOK Landscaping). MOTION by Karen to approve bill payment, seconded by Frank, unanimously accepted. Details in attached table.
  - Current financial status was presented. Details in the attached table. Bottom line:
 

○ Edward Jones Capital Reserve:	\$213,125.80
○ Edward Jones Operating:	\$57,599.74
○ Chase Operating:	\$27,855.56
○ US Bank Operating*:	\$5,455.85

\*Pending verification of amount, deposit of check will close the account
  - The bid for drain and concrete replacements (Lanes 1&3) from Cardinal has been accepted. A permit from the City of Beachwood will be required. It's hoped that the project will take place in mid-May. Residents will be notified of the need for them to temporarily park in the main lane for a few days. Details will be circulated when known.
  - Review of options to replace the mailboxes was presented. Since it looks like all the suppliers have very similar products, we will choose the lowest total price. Numbers will be put on the boxes. New mailboxes will be installed in all lanes in conjunction with the concrete project.
  - After receiving our required 2024 tax return, from KareCondo, for signature less than a week before the filing deadline, we reviewed the contents and had concerns about the calculations. We contacted and are working with the tax preparer to whom KareCondo entrusted our filing to ensure that he has all required documents so the form is filed based on complete and correct information. We have filed for an extension.
  - A discussion of the status of the April 1 monthly unit payments process indicated that for the most part, the new process worked. Phil is working with about 8 owners whose payments were not received due to their banks' actions or had other difficulties. Thank you to unit owners, Edward Jones staff for the time spent to unravel the problems.
  - Final reports were received from KareCondo in a timeframe that did not allow the Board to review the documents before the termination of our contract. After many requests in an attempt to coordinate our financial reports, Baywood told KareCondo that any discrepancies discovered that were in our favor would not result in our sending funds to settle the discrepancy. We are still reviewing the 1,000+ reports that KareCondo sent in a thumbdrive. As time goes on, we might need to contact owners to fill in some holes.

We believe that we are now in possession of all the records that went from WRPM to KareCondo, and all funds that were held in accounts in our name.

- We have some problems with our large sewers and have contracted with The Sewer Company to jet the sewers and suck out the muck that has collected over many years. Some of the collars and structures of the sewers are in very poor condition to the point of falling apart. We are consulting with other companies to get solutions and pricing.
- The Board is completing its plans to repair the face of the south wall of unit 3296 which faces Bryden Road using vinyl. We will use the “board and batten” style (vertical siding as we now have) and introduce shingles for all areas above the 8’ line (foundation to soffits) currently on our siding. This is still under study by the Board. The Board has set a goal of presenting all information about the siding project (materials, cost, timetable) to the community by the meeting scheduled for June.
- There was a discussion about the condition of the fences along Richmond Road. Surfaces are peeling, the paint is bad, and some fences are now leaning. The estimated cost of replacing the fences with vinyl to match the fencing the replaced the area along Bryden Road is about \$60,000. We need to decide if we will take those funds from the Capital Reserve now, knowing what other repairs need to made, or consider an assessment of approximately \$3,000 per unit. No decision has been made.

#### IV. Old Business

None

#### V. New Business

- Unit 3240 submitted a request to replace their front door with a double door that contains “lights” (windows), with drawings provided. The Board considered the request and approved it. An application to Beachwood Planning and Zoning must be filed by the owners.

#### VI. Adjournment

Karen made a motion to adjourn at 9:19. It was seconded by Judy and passed unanimously.

Next scheduled Board meeting: May 20, 2025

Attachment: Financial report