

BAYWOOD ESTATES CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
AGENDA
May 15, 2025 7:00pm
APPROVED

- I. The meeting was called to order by President Neville at 7:11pm. Also in attendance were Phil Soroky (Treasurer), Judy Heyer (Secretary), Karen Mazala (Vice President), and Frank Martines (Member-at-Large)

- II. MOTION to accept the minutes of the meeting held on April 15, 2025; made by Karen, seconded by Frank

- III. Financial report
 - a. Income and expenditures – see attached report prepared by Phil
 - b. Current balances in checking and CR accounts – see attached report prepared by Phil
 - c. Bills to be paid were presented and approved for payment. MOTION made by Frank, seconded by Judy.
 - d. Reconciliation with KareCondo:
The final report from KareCondo still does not reconcile with Phil’s records. He has contacted kareCondo in an attempt to determine the source of the difference but has not received any response.
We are going with Phil’s records, with notation that his balance is in our favor with no notice from KareCondo that BECA owes them any funds.
 - e. Amount of \$17,746.45 has been transferred from the Edward Jones Operating fund into the Chase checking account.
 - f. Owner monthly fee payments are moving along with some problems identifying payments. Phil has contacted those owners and expects them to be cleared up shortly. Monthly statements are emailed to each owner listing the amount due, due date, payment date, and cumulative amounts paid and balance for the year. It’s labor intensive but should be easier once everyone is on board.

- IV. Old business
 - a. The sewer project (lane 4) and concrete project (lanes 1 and 3) will begin next week. Unit owners have been told what to expect and the City will loan use of some cones to block off parking areas.
 - b. Because we have been told by Certainteed that our siding choice of Pacific Blue is not available in the insulated style, we need to choose another color. Options are limited and at a later time we chose a lighter gray siding with a lighter gray shingle. We were not happy about this forced selection.
We are waiting for quotes from the supplier for the work on building 1.
 - c. The new mailboxes have been ordered and will be delivered next week. Numbers have already been engraved on each box. Phil is looking in to a wrap for each unit that would identify the lane number and note the addresses on each lane.
 - d. We are closer on the website and materials will need to be organized so the webmaster can make changes.
 - e. The owners have been notified of the upcoming meeting on finances scheduled for June 24.

- f. We are waiting for Bremec to get the sprinkler system running and install the second new controller.

VI. New business.

- a. Due to the concrete project, we will ask Republic to skip pick-up next week. The truck will not be able to make the turns and there will be too much equipment around the lanes for the truck to maneuver.
- b. We discussed the deteriorating condition of the sign at the south entrance and leaning conditions of several panels along Richmond Road and in front of some units. We need to determine what materials will be used to replace the panels, the cost, funding source, and when we can do this project. Total lineage is 779', 27 panels, cost estimated is at least \$42,000 of course depending on the materials used.
- c. Karen Marks in 3256 will file a claim with her insurer regarding the water infiltration on her south wall near her main entrance. Phil is getting an estimate on what it will take to address the problem. BECA will have to file a claim with State Farm so an appraisal of the problem can be made.
- d. Unit 3212 will be going up for sale in June.

VII. MOTION to adjourn the meeting was made at 9:15pm. Moved by Karen, seconded by Judy.

Next scheduled Board meeting: June 17, 2025