

BAYWOOD ESTATES CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
AGENDA
June 17, 2025 7:00pm
APPROVED

- I. The meeting was called to order by President Neville at 7:05pm. 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 May 15, 2025; made by Frank, seconded by Judy

- 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 has been completed. We are accepting the report made by Phil as KareCondo is no longer responding to our contacts.
 - e. Federal and State tax filing for 2024 has been completed and filed.
 - f. Owner monthly fee payments are moving along with some problems identifying payments. One unit has not remitted payment for three months. Phil has contacted problematic owners and Nancy will follow up with one. Monthly statements continue to be emailed to each owner listing the amount due, due date, payment date, and cumulative amounts paid and balance for the year.
 - g. Net income each month is approximately \$20k, WITH \$8K going to Capital Reserve.

- IV. Old business
 - a. No quote yet on B&B and shingle installation. Using the insulated B&B will cost approximately \$2K more per unit. Our current estimate is \$35K per unit x 23 units = \$805K for the siding. If the cost is \$40K per unit, the cost will be \$920K for the project.
 - b. A vendor will give us an estimate on removal of old mailboxes and installation of new ones. Keys for the new boxes are sorted and ready. The master keys have been ordered by our mail carrier and we are awaiting word that he has received them from his supervisor.
 - c. Replacement of one of the controllers for the sprinkler system has been approved. Bemec will be at the property in the coming week to start the system.
 - d. Mok Landscaping is waiting for the sprinkler repairs in the excavated areas to be completed before he can repair the landscaping.
 - e. A discussion of the Richmond Road fencing occurred, centering around the need to replace the sign at the south entrance which is not leaning, and the poor condition of the paint and peeling wood. Concerns were made about the effect of the appearance of the fencing on the quality of maintenance (and values) of the complex by the external community. When we do the siding the fencing also has to be replaced and be of the same quality.

- f. A report from the State Farm adjuster concerning the damage at 3256 is expected any day now. We will then meet with the owner to explain and determine next steps for them and the Association.
 - g. Because of other commitments, progress has stalled on the website project.
 - h. The downspout inspections for buildings 2 and 3 will occur shortly. We will receive a report about the condition of the drains and actions taken to clear any blockages. This process will take place on half the property each year and funding has been included in the operating budget.
 - i. Because there are no definite plans for timing or costs of the siding/fencing project, it was decided that There is nothing to disclose to the potential buyer of 3212. When asked about pending assessments by the realtor, Nancy responded that there are no definitive plans but that given the fact that the structures are 40 years old, the Board has been discussing the need to address repair and replacement but specifics have not been set.
- V. New business
- a. An agenda for the upcoming community meeting (June 25) was created and discussed. There will be a comparison of 2024 and YTD 2025 financials, discussion of physical plant concerns, and presentation of the financial implications of community wants and needs and how those need to be prioritized and financed. Materials created for the notice of the meeting and election process were reviewed and approved. They will be distributed to owners within the next two days.
- VI. MOTION to adjourn the meeting was made at 9:07pm. Moved by Frank, seconded by Judy.

Next scheduled Board meeting: July 15, 2025

Governing Documents

The Association is legally governed by two documents which are on file with Cuyahoga County, and complies with the Ohio Code for Condominiums (<https://codes.ohio.gov/ohio-revised-code/chapter-5311>) .

- 3Ca • LINK Baywood Estates Declaration
- 3Cb • LINK Baywood Estates Bylaws
- 3Cc • LINK Baywood Estates Amendments to the Declaration and Bylaws
- 3Cd • LINK Baywood Estates Rules and Regulations