

Annual Meeting of The Beaucatcher House Condominiums January 15, 2015

In attendance for the Board:

Alan Hicks, Susan Cobb, Martha Howard, Zia Terhune, Melissa Fleig and Joseph Vinzant

Sandra Austin Carlton was in attendance for Management (Cedar Management Group, LLC.)

The Annual Meeting of The Beaucatcher House Condominium Association, Inc., was called to order by President Alan Hicks at 6:00pm. There were 47 in person and by Proxy in attendance. Quorum was established.

Adoption of Agenda: Agenda was adopted.

Proof of Meeting Notice – Approved

Waived reading, and approved Minutes from 2014.

The Board members and the Manager were introduced and recognized.

President's Report:

2014 ACCOMPLISHMENTS

- Nitrogen generator system installed to guard against corrosion and freezing of sprinkler lines by keeping moisture vaporized.
- Additional bike for fitness room.
- New carpet in elevators
- Hallway carpets cleaned
- Additional porches sanded and stained. More are scheduled for the spring.
- Sprinkler line break water damage repairs successfully completed.
- Storage units inventoried and cataloged.
- Sprinkler system attic drains installed to prevent condensation causing ceiling leaks on 4th floor
- Elevator call button circuit boards updated to prevent static electricity re-set costs
- Engineering report received relative to recommended structural modifications to deck towers. Next phase is design and construction.
- New fence border and gravel installed in dog park. Additional chairs and access improvements have been approved for spring.
- Design and implementation of new website.
- Contract with Cedar Management to replace Baldwin Real Estate as management company.
- Contract with Sandra Carlton for part-time on-site management.
- Completion of reserve study and 2015 budget implementing an increased reserve contribution.
- Study of bylaws for any needed revisions is underway.
- O'Charley's restaurant agreed to turn off exterior music during non-operating hours.

Election of Directors – 4 positions to be filled

a.) Recognition of Nominees

1. Susan Cobb
2. Carol Davis
3. Harriett Myers
4. Zia Terhune

b.) Nominations from the Floor – None

c.) Motion to elect the four (4) candidates by Acclimation – Approved.

(One elected for 2 year term to get back on the proper rotation)

A Limited Proxy and Ballot for proposed Amendment to the Declaration to delete Article V, Section 5.6 Limitations on Renting in its entirety and replacing it as follows was submitted, but failed to pass:

“5.6 Limitations on Renting. A Unit Owner shall not have to the right to rent his Unit for transient or hotel purposes. The renting of a Unit for **twelve (12)** consecutive months or longer shall be permitted, provided that said lease be in writing, and **that it provide that it** shall be subject to this Declaration and the Bylaws and that any failure of the lessee to comply with the terms of such documents shall be a default under the lease. Any Unit Owner who enters into a lease of his Unit shall promptly notify the Association of the name and address of each lessee **and** the Unit rented, and **shall provide a copy** of the lease.”

Community Time:

Issues brought up for discussion/suggestion from Residents

- Storage Unit Billing. The written document needs to be revised.
- Possible Installation of handrail on concrete step-downs from Main Lobby to the Pool.
- Handrail at Pool Steps.
- Front door locks are unreliable every time
- Please break-down boxes before placing in Recycling/Trash Receptacles.
- “Heated” Swimming Pool?
- Some Drywall appears to be cracking in corridors from previous Sprinkler Break Damage
- Need a better trash can in Dog Park
- Move ‘Smoker’s Chimneys’, “Butt-Cans” away from the Front door.

Meeting Adjourned: 7:32pm