

## **BBE September 18, 2024 HOA Board Meeting**

Board Members in attendance:

Jon LeClair - President  
Carol Coryea - Vice President  
Maureen Boyle - Treasurer  
April Galilio - Secretary  
Debra Baldwin - Member at Large

### Call to Order

- Jon called meeting to order at 6:03 pm
- Maureen seconded the motion

### Secretary's Report

- April read minutes from August 2024 meeting
- Carol motioned to accept
- Debra seconded the motion

### Treasurer's Report

- Operating Fund balance: \$42,645
- Dues deposited: \$12,535
- Ending balance after operating expenses: \$47,490
- With reserve fund: \$80,597
- Accrued interest: \$29.82
- Total assets: \$129,217
- Total liability: \$12,752
- Delinquent dues: \$23,783
- Debra motioned to accept Treasurer's Report
- April seconded the motion

### President's Report

- Septic inspected by James Bradlee and no issues were found
- Debra and Jon attended the County Commissioner's Meeting via Zoom and were able to contribute the information they had regarding the septic system

- Washington County Economical Development Counsel advised about grant for \$500,000 for the remediation of recreation building
- HOA gave them septic history and recent inspection report
- Capacity for septic is 12.5k gallons/day
- Currently running 4 - 6.5k gallons/day (9k max)
- Rec center would increase usage exorbitantly so must protect our system
- Counsel was very agreeable to discuss what WaCo would be responsible for including any upgrades
- Bradlee stated will need more filters in the filtering system, in place of building another drainage field
- DEP/EPA have grants available for waste management system upgrades
- County still unsure if the rec building will be rehabilitated or reconstructed
- Debra will continue to meet with them as meetings are scheduled
- Discussed cars/trailers/etc being removed from county owned lot
- Jon proposed splitting the septic expenses 3 ways between Bold Coast Eco Park, Washington County, and the BBE HOA
- James Bradlee recommended installing access doors/gates to prevent having to take off the top in order to pump waste
- Deb stated she reached out to Adam Meyer to meet and share paperwork and he refused contact

#### New Business

- Septic repair to 2 units on WW
- Sewage backed up into two units on WW and needs remediation
- Joey coming to look at damage to recommend repair work
- Reminder to use Heather for work orders and maintenance requests
- Phyllis Yensan's water in unit tested normal
- Navy said another filter installed post filtration system, would help eliminate manganese and egg smell from water
- Heather sending out instructions on how to change monthly dues amount from \$275 to \$300 on their website payment portal

#### Items voted on

- Jon motioned to vote to approve septic cover doors

- All voted to approve septic cover doors
- Jon motioned to vote to remove late fees from Adam Meyer's account
  - 4-1 voted to leave late fees intact
- Carol made a motion to accept Jensen Beard Law Firm to represent us
  - Debra explained scope of work that can be done by firm
  - April seconded motion
- Carol motioned to change septic pumping contract from Looks to Preston
  - Debra seconded
- Jon motioned to approve Blaisdell's new wheelchair ramp
  - Maureen seconded motion

#### Future Business

- Debra advises as per Robert's Rules from 2020, board members can vote using online platform
- Board discussed parameters for voting online and emergent repairs
- Discussed updating signs for parking and speed limit on BBD
- Jim and Debra Joyce about what is being done to ensure nothing is being disregarded or falling through the cracks
  - Board to keep list of open items and email updates accordingly
- 21-23 MHL back shed and deck roofs to be completed by Adam Meye by the end of September
- Adam needs to refill hole with gravel
- Phyllis Yensan requested that information from the Navy regarding filtration system, to be send out to all owners
- Debra to ask Jed to write official statement for remediation
- Carol announced that she will be leaving her position as BBE HOA Board Vice President, as of the end of this meeting
- Bekki Cummings would like to be a member at large for the BBE HOA Board
- George Ryan of MHL asked about upgrading his heating system in his unit
  - Board advised that no permission needed for work done on the inside of unit

Maureen motioned to close the meeting at 7:29 pm

April seconded the motion

Meeting adjourned