

# Meeting assets for Bayway Condos BOD meeting are ready!

## Recording

	Duration: 00:54:41 Shareable link: <a href="https://us02web.zoom.us/rec/share/Wo4Ax8S1VYliZ3f2l2e4Xz0ohX-VPk39l8g0E2nOMiDA4yb65W9OxZ1ytfwo3JHV.b1E4958OuBPw0yPs">https://us02web.zoom.us/rec/share/Wo4Ax8S1VYliZ3f2l2e4Xz0ohX-VPk39l8g0E2nOMiDA4yb65W9OxZ1ytfwo3JHV.b1E4958OuBPw0yPs</a> Passcode: 8*MGC8Hk
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## Meeting summary

### Quick recap

The HOA meeting focused on insurance updates, pool status, and landscaping progress. Kip presented the insurance proposal, noting a 5% decrease in premiums, with the total savings around \$8,500 after financing costs. The pool is 97% complete, with minor punch list items remaining and a pending health department inspection once railing installation is finished. The landscaping project is showing positive results, with hedges and palms being planted, though some rock placement decisions remain under discussion. A significant concern was raised regarding three delinquent property owners who collectively owe approximately \$30,000 in special assessment fees, with the board discussing potential lien placement and legal action through their new attorney who will be retained on Friday. The conversation ended with an update on Larco Pools' bankruptcy case, which is facing challenges from a former military opponent, potentially leading to better outcomes for affected communities.

### Next steps

- [Poolside/Eddie: Follow up with pool contractor to get ETA on delivery/installation of new railing for pool stairs and update the board when information is received.](#)
- [Poolside/Eddie: Release half of the outstanding pool payment to the contractor once punch list is complete, then release final half upon successful health department inspection.](#)
- [Poolside/Eddie: Coordinate with pool contractor to ensure remaining rock is laid in front of the pool fence and any additional paint work on stairs is completed.](#)
- [Poolside/Eddie: Follow up with Duke Energy \(with Scott\) to ensure the meter at the front sign is turned on so the light can be activated.](#)

- [Poolside/Eddie: Meet with new attorney on Friday to discuss collections process and, if approved, immediately initiate lien and collections process for owners 60+ days late on assessments/fees.](#)
- [Poolside/Eddie: Ensure all necessary documentation and processes are in place for the incoming board regarding legal collections, so new board can proceed efficiently if needed.](#)
- [Scott: Begin the process of having Bernie \(contractor\) pull a permit for the building ends work, but delay start of work until sufficient assessment funds are collected.](#)
- [Landscaping Committee/John/Tom: Monitor and coordinate with landscaper to ensure staking or support is provided for the newly planted leaning palm tree to prevent further tilting.](#)
- [Landscaping Committee: Continue oversight of remaining plantings on the island and front areas as per the landscaping plan.](#)
- [Poolside/Eddie: Stay in contact with Gavin McBean regarding Larco Pools bankruptcy proceedings and be prepared to attend court or provide statements if requested.](#)
- [Poolside/Eddie: Continue to monitor the status of the state case and licensing bureau actions regarding Larco Pools, pending outcome of bankruptcy court.](#)

## Summary

### HOA Insurance and Landscaping Plans

The HOA meeting began with Kip Kollmeyer, the insurance representative, presenting options for the upcoming year. The group discussed landscaping plans, including concerns about the lack of detailed drawings for plant placement and the associated costs. They also touched on the condition of the pool area and the need for further improvements. The meeting was officially called to order, and Kip was introduced as the speaker for the insurance portion of the discussion.

### Insurance Premium Renewal Proposal

Kip presented the insurance renewal proposal to the board, explaining that despite a 16% increase in flood insurance, the overall premium would be down 5% from last year, resulting in approximately \$8,500 in savings. The board discussed deductible options, with Kip noting that while lower deductibles could be pursued, increasing beyond the current 5% would be problematic for real estate transactions. The board agreed to proceed with financing the premium, which would add approximately \$4,700 in finance charges over 12 months, and Poolside made a motion to accept the proposal.

### Pool Construction and Landscaping Update

The pool is 97% complete with minor punch list items remaining, including rock placement and UV-resistant paint on stairs, while awaiting a health department inspection that cannot proceed until new railing installation is complete. The contractor expects to provide an update on the railing timeline this week, and the remaining \$8,900 payment will be split with half given before the inspection and the rest upon completion. The landscaping project is progressing well and receiving positive feedback, though residents who wanted to provide input were encouraged to join the landscaping committee.

## Landscaping Progress and Utility Issues

The meeting focused on the progress of landscaping work at a property, with Poolside and Matt discussing the changes made, including the planting of new hedges and palms. They noted that some plants were growing quickly and would reach 3-4 feet by summer. Poolside mentioned that Duke Energy was still working on fixing a meter issue, which was affecting the property's lighting. The group also discussed the placement of rocks in the landscaping, with Poolside clarifying that the landscapers had decided to keep them in place.

## Delinquent Assessment Collection Strategy

The board discussed ongoing collection efforts for a \$122,000 assessment, with \$96,844 collected so far and approximately \$30,000 still needed, primarily from three delinquent owners. They agreed to pursue legal action against delinquent owners after the new attorney is appointed on Friday, with the possibility of lien placement and eviction if payments are not received within 60 days. The board also received positive updates about Larco Pools' bankruptcy case, which is being contested by Gavin McBean, potentially leading to better recovery of funds for the community.

AI can make mistakes. Review for accuracy.

Please rate the accuracy of this summary.