

BHP BOD MEETING MINUTES JULY, 2022

-Call to order 6:38pm

-In attendance

Ed Buckle

Fred Price

Joe Zimmer

Carol Bernardo

-Excellent job by this board to swiftly and efficiently work through the issues caused by MGMC resignation. Thanks to all!!!!

-MGMC resigned their contract on July 1, 2022

Board confirmed LandArc as new property manager commencing September 1

-Painting

Considering American Properties notice to opt out of painting commitment, J&B Painting was selected to paint 9 bldgs in 2022.

4 companies bid and considered.

-Lake weed problem

Agreed to stay the course with the program approved for 2022 (analysis, evaluation and execution)

Address weeds only per direction from J. Jones- little bioaugmentation

-Concrete project and painting coordination plan approved per Ed Buckles management document

-Tree trimming project approved while containing the quoted estimate

-Crab Tree project estimated to be 10-12 trees

Planting will not happen until late September/October

-Flanagan Patio request approved

-Morley landscape approved

-Looking to receive 3-4 gazebo bids in June/June

Source contractor by Sept 1

-Agreed to accommodate 2 'beach repair' prototypes in July/Aug

-Agreed that sand replacement would be arranged after chronic beach drainage are repaired

Adjourn 8:27 pm

Submitted by

Ed Buckle - Secretary