

Bridgepoint 2 Condo Association

Board Meeting Agenda

09/05/24, 7:15 pm, Google Meet

Participants

Board: Greg Cwalina, Robert France, Rhonda Sharman, Mark Rutherford, Elaine Matheny
Owners: none

Approve previous meeting minutes: Motion by Rhonda Sharman/Robert France, motion carried

Board Reminder

- Annual meeting prep meeting on Google Meet on 9/12 at 7:15 pm. Elaine will secure a projector for the annual meeting.
- Review/comment draft budget - discuss on 9/12 with Board

Maintenance issues

- Dumpster - ordered, to be delivered in several weeks time
- Electric box - contacted Delmarva
- Porch lights - replace and order new
- Parking lot repair - Robert France agreed to contact contractor and follow up on this issue in the D parking lot
- Pool shower drain - **Complete**
- Pool exterior and table painting - **Complete**

Action Items from previous Board Meetings:

- Proposed Bylaw revision regarding dock boxes and trusts (GC). A draft change was submitted by our attorney. Some edits were suggested to simplify language.
- Proposed Bylaw editorial changes. Board agreed to the need for the changes.
- Proposed Bylaw change regarding insurance limits. Board agreed to the need to change to conform to the MD Condominium Act.
- Proposed Bylaw re LLCs renting dock space due to the structure of most LLCs membership. Greg will contact our attorney to suggest edits and to obtain proposed writeup for LLCs.

These items will be further discussed at the meeting next week in preparation for the annual meeting.

Insurance Claim

- Claim filed
- Meeting with Deeley - **Complete**
- Select mitigation company as suggested by Deeley. Board members agreed this is a good idea. Greg will follow up on this.

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- The owners and their insurance company will send us a \$10,000 check to cover our deductible and our insurance will cover the rest of the costs of repairing the unit that was damaged by water leak.

Financial Report (MR)

- Mark will transfer funds from reserves for dumpster and pool/furniture painting

	August 2024
OPERATING	\$10,636.28
GEN RES	\$171,736.72
CAPITAL	\$5,163.55
BPII 6 Month CD	
(as of 25th of the month)	\$51,761.22
BPII 3 Month CD	
(as of 25th of the month)	\$25,900.37

Admin update (EM) None

Insurance (GC)

- Met with Deeley - summary sent to Board
- Need to update crime policy - info provided to Deeley
- Melissa (agent) agreed to speak at the annual meeting concerning the insurance claim.

ACTION ITEMS

- Plan for annual meeting—all
- Parking lot repair—(RF)
- Select Mitigation Company—(GC)
- Projector for annual meeting (EM)
- Contact attorney re. Bylaws (GC)

Owners questions, comments, suggestions

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