

## Minutes

### Sweetbay Board Meeting

March 19, 2022

The meeting was called to order by President Joanne Harris at 2:08 PM on March 19, 2022 at the home of Joanne Harris. Present were Joanne Harris, Gordy Schnabel, Ted Kenny, Dale Desmond, Dennis Walrath and Dick McCleary.

The minutes of the March 3, 2022 board meeting were approved.

The meeting began with a discussion of the impending village paint project. Dick McCleary stated that Lisa Andrews told him that Hartzell submitted a bid for painting 29 Sweetbay homes last year, which was news to the board. Dick said that Hartzell's bid this year was merely an increase to 39 homes but at the price of last year's bid. When Dick met with the bidders to negotiate terms of the proposal, Hartzell said he had to increase his original bid to take into account the February increase in Benjamin Moore paint. This was the first time the board had heard of a February increase. Hartzell offered a Best and Final (BAFO) price of \$140,000 which was a \$3500 increase to his original bid. The Hartzell bid was still the lowest bid (see attached 2022 Paint Comparisons.pdf) and Dick stated that he thought it was a good faith bid. Dick also checked with Bayberry village who had used Hartzell and they said he was a good contractor. Dick got the name of the Hartzell supervisor who was highly recommended and told Hartzell we want that supervisor for the project. Dick recommended that the board select Hartzell's BAFO to include incorporation of no down payment, village billed for every five homes completed, no mobilization charge, no increase for material or labor, and add \$1200 for painting of the pool fence. Dick recommended that Joanne sign the contract with Hartzell this week and the board approved. Joanne will discuss the unknown February paint price increase and bids made last year with Lisa and Tracy. The board then discussed the paint project budget and Dale determined that with two more quarters of village resident payments we would be able to fund the paint project with a one-time \$1000 general assessment per resident. A motion was made and approved for the \$1000 general assessment. The board approved a motion to purchase the new letters for each entrance foundation from the general fund and have HR Maintenance install them. Another motion was made and approved that any home requiring a second coat of paint will be at the owner's expense. Dick will ensure that the January 17 paint specifications for 39 homes is reflected in the contract and that the Hartzell contract is ready for Joanne's signature. Dick McCleary was released from the meeting.

The board then discussed the nomination of new board members. Three candidates (Dick McCleary, Mike Gerrity, and Wink McKinnon) submitted their request to be members of the board. Candidate requests attached. Joanne had searched the village covenants and found that the board could have up to nine members (see attached Excerpts from Sweetbay Bylaws.doc), and she said we have three options: 1) Nominate two of the candidates, 2) increase the size of the board to 6 members and nominate all three of the candidates, and 3) ask for homeowners to vote for one of 3 candidates with highest two vote tallies becoming board members. A motion was made and approved to increase the size of the board to six members and nominate all three candidates. The minutes of last year's annual meeting were discussed and Joanne said she would have several errors corrected. Joanne said that Jan Norris requested to speak as a departing village resident and Gordy will introduce the Griffins, the new village residents. Joanne will give Gordy a list of the

past years social activities for which he will thank the committee members. Dale will speak about 2021 financials. Dennis will give a landscaping update. Ted will give an ARB update. Joanne will discuss the paint project issue and why the board approved the general assessment which will be added to the June 1, 2022 bill. Joanne will also discuss the new village website (sweetbay.fyi).

The meeting was adjourned at 3:36 PM.

Submitted by Gordy Schnabel

Secretary

Five attachments:



Michael Gerahty  
letter.docx



Wink McKinnon-  
Sweetbay Letter 28Ja



Michael Gerahty  
bio1\_20\_22.pdf



Dick McCleary  
Candidate.docx



EXCERPTS FROM  
SWEETBAY BYLAWS.docx



2022 Paint Contract  
Comparisons.pdf