

Bay Court Condominium Association
South Burlington Vermont
Mailing address -PO Box 859
Morrisville, Vermont 05661
Web site www.baycourtv.com
Date of Notice – March 10, 2017

Hereby gives notice for a Meeting of the homeowners
To be held on Sunday Morning March 26th 2017 – **9:30 AM**
At the Comfort Suites Meeting Rooms – location map on back
1712 Shelburne Rd - South Burlington, VT 05403

For Reports and documents - Please see web site home page with a link to Annual Meeting for documents. If you need paper copies mailed to you, please contact Joe Hester Ingram – 802 371 8810

Agenda will include:

- **Coffee and muffins 9:00 AM**
- **Call to order – 9:30 AM**
- **Recap of 2016 Issues** – see letter October 29th, 2016 (copy posted on above web site).
- **Director Positions** – the Board is looking for two volunteers to serve. One from units 101-112 and one from units 201-208. Please contact Joe if you are willing to volunteer and assist.
- **Financial reports**
 - **Year end 2016** – Income and Expense review
 - **Budget 2017 – The Board has adopted a budget for 2017 at their meeting of February 26, 2017.** The Operating expenses are anticipated to be near same as 2016. An increase of \$10 was approved to the Reserve portion of the monthly dues. If ratified, the total monthly dues of \$170 per home will be effective May 1st 2017. The Board is seeking ratification of the adopted budget at this meeting. Pursuant to Vermont State Statutes, absent a rejection of the budget by a majority vote of the total group of homeowners presented by ballots submitted in person at this meeting or by paper ballot delivered to Joe Hester Ingram at the above mailing address no later than Friday March 24th 2017, the budget will be ratified by default.
 - **Long Rang Maintenance Plan – Review and discuss projects, target dates, and availability of funds.**
 - **Delinquent Accounts – Plans for actions to take to collect past due balances.**

Old Business

- **Trash Area** – Discuss options for reconstruction of the enclosures and camera surveillance.
- **Pets and Parking – Discuss status and problem issues and remedies**
- **Car ports – Discuss compliance of existing permitted use and enforcement of current violations.**
- **Boiler and Water Heater Update** - Review of current replacements, maintenance and service requirements, and recent experience with combination boilers. Note - inspections by certified service with dated tags on all boilers required by State every two years.
- **Fire Alarm** – Review of system and how it is working.
- **Association Management** – Bay Court has been self-managed since its beginnings. See Board meeting minutes 2-26-17 for current thinking. Discussion of management options for the future.

New Business

- **State of Vermont Statutes** – state laws affecting condominiums. Report and review recommendations to amend bylaws to comply with statutes that were effective 2012 . Actual amendments to be drafted and presented at a later date at another meeting to bring existing Bylaws into conformance.

Other Business and open forum for homeowner discussion or presentation of items sent in with ballots.

- **Board Meeting Schedule for the year.**
- **Adjourn**

Meeting materials and reports will be posted on the web site as above

Let me know if you have any questions.

We hope to see you there!

Joe Hester Ingram, Secretary for the Board – 802 371 8810 or jhi@ezcloud.com



Map data ©2017 Google 100 ft

Please note that Google Maps has Comfort Suites incorrectly labeled I have marked the correct location of the meeting area entrance above.