

Bidford I Condo Meeting Feb 11, 2024 @ 1:PM Minutes

Annual Meeting

Lori Crocco President
Tom Clarke V-President
Orye Kranz At Large

Tom Clarke gave a speech on the importance of having five board members. Janet Fourn and Alice Hayden volunteered to be on the board. Janet Fourn Treasurer and Alice Hayden Secretary. Pruitt remains our Management.

Roll Call 13 Present 3 absent & 8 proxies
Meeting called to order at 1:15 PM

Lori read minutes from 2023

Betty Pettitt made motion to accept the 2023 minutes

Janet Fourn seconded minutes accepted.

Janet read the Treasurer report. We have 59,000 in CD as reserve we are getting a good interest rate.

Motion made to accept the Treasurer's report by Betty Pettitt
Seconded by Jim Hayes. Treasurer's Report accepted

Lori read the President's report

3 units sold in 2023

She requested that she receive text messages when reporting problems and to wait until 9:00 AM to knock on her door.

Motion was made to accept new officers Janet Fourn and Alice Hayden by Lori Crocco and Tom Clarke. No Nay Motion accepted

New Business

1. Auto steps needs to contact the management co (Pruitt) to have ~~steps~~ repainted

2. Motion was made to remove tree by Arbor. A Vote was taken 18 for keeping the tree 3 against suggested trimming the trees

3. The board needs every one's EMAIL addresses and Cell Phone Numbers

*4. The number of renters was changed ~~from 3~~ to 4 units at one time
We currently have 3 units rented. A vote was taken 21 for 1 against

5. Ayez Khany reviewed amendments to Bedford of CV Canada which was recorded March 10, 2023 a total of 12 exhibits were voted to accept new rules and regulations. NO Nays

6. No pets remains

7. A request was made by Ayez to move the pergula for 5 No 9

8. A request ~~was~~ made to look into an elevator for the second floor. Janet Fener stated a new chair could be purchased for \$7,000. The second floor occupants would have to pay for the chair or left.

9. Next meeting will be held in the UCO building.

Meeting adjourned at 2:38 PM

Minutes recorded by

Alice Hayden

Vice ~~Pres~~ President Report Team

Treasurers Report Janet

Unfinished Business - Bylaw ammendment
to not allow anymore than 4 rental units
at 1 time was not done. Needs to be done
by lawyer or someone with experience (Arye)

New Business -

Adjournment -

Bedford 5 Condo annual Meeting Feb 6, 2025

Meeting called to order @ 11:05

Meeting conducted by Fester Pruitt Property Manager
15 members and proxies

Board Members Present

Lori Crocco President

Tom Clarke Vice President

Janet Fawcett Treasurer

Alie Hayden Secretary

Gessie At Large

Fester Pruitt read the minutes from Feb 11, 2024

Tom made a motion to accept the minutes. Seconded by Lori

The president report was read by Lori

The treasurer report was read by Janet

Old Business

Arup stated that it is not against the law to not have wind insurance. The board was mislead. Tom and Alie voted for wind insurance. The other board members voted against wind insurance. Bedford 5 does not have wind insurance for 2025.

New Business

Tom suggested that the monies we are currently paying be redirected to the reserve account. This idea was voted down.

Arge reported that NCO in 1/1/26 will require all buildings with 25 or more units to have a web site. This web site is expensive to maintain \$600 for design and \$50 per month to maintain. Since we have 24 units we will be able to get a better rate.

Arge still wants the Purgula moved and an elevator Janet offered to update the current lift for \$7,000.00 She may or may not be able to get the parts needed for repair.

New board members are:

Patricia President

Arge Vice President

Janet Treasurer

Betty Secretary

Jessie At Large

All new board members have 90 days to get certified to stay on the board

New board issues

Pressure wash patio and remove trees

Meeting adjourned at 12:00

Minutes prepared by Alice Hayden

Presidents Report

2024 Expenses

New bushes planted in March, on sidewalk - old ones were dying & had little color - also added plants to cover A/C on end of condo.

- Dryer repair done - had much sand - Washer drain lines repaired as they were not functioning properly - had drain tubes & connectors placed for all 3 washers

- Pergola power washed, painted & sealed

- Fascia repair - multiple ones replaced, gutter attached properly, ~~small repair on roof~~ ^{edge of roof}

- Bumper Stomps repainted

- Both Speed Queen washers repaired - belts replaced - these washers do not have a button to adjust load size - so please

* Do Not Overfill or Underfill the * washers - they are both bad for the washers

- Please write your name in the book when you do laundry - in case you forget your dash we can contact you

- The bushes / trees have been trimmed & maintained Pepper Tree - big trim

It was suggested we purchase a powerful power washer to clean the sidewalk & patio - ? New business.

Updating By-laws

1. No more than 47000 rentable units at a given period

2. No Pets other than a verified service dog by license medical physician.

3. Allow CD's

10'30

Bayford J Board Meeting

Feb 26, 2024 10:00

Board Members attending

~~minutes~~ Vote was taken to ~~but~~ remove ~~group~~ from the financial institutes

1. No Pets other than a ~~dog~~

Verified service dogs by a

~~licensed~~ Medical Physician

2. Landscaping

3. Healthy Finances

4 Insurance ^{Policy} Send to UCO inclosure

Wind Coverage 2025

Wind coverage Bedford Board Mtg 1100
No Fifty Dollars — Janet
Fester will Reduce Aurie
Janet

Landscaping
Remove Two Trees

Betty
Jessie

1 by Alice
1 by Laurie
Just Trim

Corporate Transparency

No Pets except service dogs (pets

Healthy Finances

12-1-2025

BEDFORD J CV CONDOMINIUM ASSOC

Run Date: 01/13/2025

Run Time: 06:20 PM

INCOME STATEMENT

Start: 12/01/2024 | End: 12/31/2024

Income

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
04010 Maintenance Assessments	5,703.19	5,706.00	(2.81)	68,438.28	68,472.00	(33.72)	68,472.00
04211 Interest - Money Market	363.44	0.00	363.44	2,088.20	0.00	2,088.20	0.00
04220 Late Fee Income	0.00	0.00	0.00	250.00	0.00	250.00	0.00
04225 Miscellaneous	20.00	0.00	20.00	65.55	0.00	65.55	0.00
04230 Laundry Income	221.00	0.00	221.00	2,141.50	0.00	2,141.50	0.00
INCOME Total	6,307.63	5,706.00	601.63	72,983.53	68,472.00	4,511.53	68,472.00
Total Income	6,307.63	5,706.00	601.63	72,983.53	68,472.00	4,511.53	68,472.00

Expense

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
UTILITIES							
05010 Electricity	58.73	64.00	5.27	731.67	768.00	36.33	768.00
05015 Water & Sewer	93.19	92.00	(1.19)	1,124.98	1,104.00	(20.98)	1,104.00
05025 Dumpster Rental	25.84	26.00	0.16	310.08	312.00	1.92	312.00
UTILITIES Total	177.76	182.00	4.24	2,166.73	2,184.00	17.27	2,184.00
OPERATING							
05030 Bulbs/Extinguishers	12.49	15.00	2.51	63.96	180.00	116.04	180.00
OPERATING Total	12.49	15.00	2.51	63.96	180.00	116.04	180.00

ADMINISTRATIVE

07010 Management Fees	1,140.00	1,140.00	0.00	13,680.00	13,680.00	0.00	13,680.00
07015 Legal	0.00	0.00	0.00	350.00	0.00	(350.00)	0.00
07020 Accounting/Tax Preparation	0.00	20.00	20.00	350.00	240.00	(110.00)	240.00
07025 Licenses & Fees	0.00	6.00	6.00	61.25	72.00	10.75	72.00
07026 Fees to the Division	0.00	8.00	8.00	96.00	96.00	0.00	96.00
07042 UCO Ambulance	34.80	36.00	1.20	417.60	432.00	14.40	432.00
07043 UCO Cable	897.60	912.00	14.40	10,771.20	10,944.00	172.80	10,944.00
07044 UCO General Expenses	333.84	333.84	0.00	4,006.08	4,006.08	0.00	4,006.08
07046 Uco Reserves	262.08	266.16	4.08	3,144.96	3,193.92	48.96	3,193.92
07047 UCO Pump	71.04	72.00	0.96	852.48	864.00	11.52	864.00
07048 UCO Security	305.52	312.00	6.48	3,666.24	3,744.00	77.76	3,744.00
07049 UCO Transportation	385.44	384.00	(1.44)	4,625.28	4,608.00	(17.28)	4,608.00
ADMINISTRATIVE Total	3,430.32	3,490.00	59.68	42,021.09	41,880.00	(141.09)	41,880.00

GENERAL

07510 Insurance	1,500.00	1,500.00	0.00	18,000.00	18,000.00	0.00	18,000.00
07520 Miscellaneous	314.74	42.00	(272.74)	3,069.89	504.00	(2,565.89)	504.00
07540 Termite Insurance	0.00	29.00	29.00	0.00	348.00	348.00	348.00
GENERAL Total	1,814.74	1,571.00	(243.74)	21,069.89	18,852.00	(2,217.89)	18,852.00

RESERVES

08090 Capital	448.00	448.00	0.00	5,376.00	5,376.00	0.00	5,376.00
08091 Interest - Transfer to Res.	363.44	0.00	(363.44)	2,088.20	0.00	(2,088.20)	0.00
08092 Trf Laundry Deposit to Res	221.00	0.00	(221.00)	2,141.50	0.00	(2,141.50)	0.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
RESERVES Total	1,032.44	448.00	(584.44)	9,605.70	5,376.00	(4,229.70)	5,376.00
Total Expense	6,467.75	5,706.00	(761.75)	74,927.37	68,472.00	(6,455.37)	68,472.00
Net Income	(160.12)	0.00	(160.12)	(1,943.84)	0.00	(1,943.84)	0.00

Account #	Account Name	Total
EQUITY		
03025	Fund Balances Beginning	\$4,855.93
	MEMBERS EQUITY TOTAL:	\$4,855.93
	Current Year Net Income/(Loss)	(\$1,943.84)
	TOTAL EQUITY:	\$70,176.01
	TOTAL LIABILITIES AND EQUITY:	\$78,881.55

BEDFORD J CV CONDOMINIUM ASSOC

Run Date: 01/13/2025
Run Time: 06:20 PM

BALANCE SHEET As of: 12/31/2024 Assets

Account #	Account Name	Total
OPERATING		
CASH		
01015	iTHINK Laundry	\$5,616.35
01020	Synovus Bank Oper	\$4,412.83
	OPERATING CASH TOTAL:	\$10,029.18
 RESERVE CASH		
01076	iTHINK Money Market ✓	\$25,882.74 ✓
01080	iTHINK - CD 1001 ✓	\$21,835.27 ✓
01082	iTHINK - CD 1003	\$19,545.91 ✓
	RESERVE CASH TOTAL:	\$67,263.92
 ACCOUNTS RECEIVABLE		
01210	Assessments Receivable	\$226.65
	* ACCOUNTS RECEIVABLE TOTAL:	\$226.65
 PREPAYMENTS		
01240	Prepaid Expenses	\$1,361.80
	PREPAYMENTS TOTAL:	\$1,361.80
	 TOTAL ASSETS:	 \$78,881.55 ✓

Liabilities

Account #	Account Name	Total
LIABILITIES		
02025	Prepaid Assessments	\$2,780.31
02080	Laundry Association Funds	\$5,616.35
02095	Homeowners Ref. Overpayments	\$308.88 ✓
	LIABILITIES TOTAL:	\$8,705.54
	 TOTAL LIABILITIES:	 \$8,705.54

Equity

Account #	Account Name	Total
RESERVES		
02590	Capital	\$62,926.17
02591	Interest	\$4,337.75
	RESERVES TOTAL:	\$67,263.92

MEMBERS