

Bay Hills Townhouses A Condominium – Tanglewood II Regime, Inc.
BOARD OF DIRECTORS MEETING
July 9, 2026 at 7 P.M.
Gloria DEI Lutheran Church
461 College Parkway, Arnold, MD 21012 & Microsoft Teams

MEETING MINUTES

Attendees: Wes Ray President ('28)
(Present) Nelson Horine Vice-President ('28)
Laurie Fischer Treasurer ('26)
Connie Davis Director ('28)
Bonnie Habib Director ('27)
Bruce Kittinger Secretary ('28)

Absent: Phillip Lancaster Director ('28)
Richard Ramos Director ('26)

Sentry: Antoine Spriggs Sentry Management Remote

Homeowners: Jeff Davis, 1222 Brunswick
Paul and Janice Gabriel Tucci, 490 Colonial Ridge Remote
Rick Young 1208 Brunswick Joined around 8:35 Remote

Executive Session

Wes called to order the Executive Session at 6:40p.m. for the purposes of discussing delinquencies, personal and legal matters.

Adjournment: The Executive Session was adjourned at 7:06p.m.

General Session

Wes called the meeting to order at 7:06p.m. and the internet session was activated for remote attendees.

Quorum

The number of Directors of the Board met the quorum criteria to transact Association business.

Owners Forum

Paul and Janice: Thanks the Board for moving the shrubs from the excavation site and appreciated the effort to repair the sewer line.

President's Report

None

Treasurer's Report:

CD maturing on July 15th will be transferred to First Citizen Bank and the CD maturing on July 24 is a First Citizen account and will roll over. Laurie is looking at rates and First Citizen has a 7 month, 4.0% interest that looks like a good deal. The next CD to mature is on December 19th and is at Atlantic Union Bank – this CD will likely be transferred to First Citizen as well.

We have adequate funds to pay for the parking lot project without using money in CD's and barring any surprises, we will have at year end \$39,500 in the operating money market account.

Laurie is checking on whether First Citizen Bank will keep our interest rate where it is or drop the rate as it was an introductory rate that is supposed to drop after 4 months. Also, we will be adding our maturing CD's from Atlantic Union Bank and the roll-over CD at First Citizen for over \$100,000 and perhaps there is a better rate for a higher level of deposited funds.

Laurie is fine with the 2025 audit from K. Q. Williams and Wes can sign-off.

With a potential for being underbudget at yearend, suggestion was made to have a community party, which Paul and Janice supported. Wes suggested we put the activity together for middle of September. Bruce will provide BBQ, Paul and Janice will do watermelon, Jeff will cook.

Approval of the Meeting Minutes: Wes motioned to approve the June 11, 2026 minutes, Laurie had one change to make, which Bruce will do and send the updated file to everyone. The motion was seconded by Connie and unanimously approved.

Committee Reports/Architectural Review:

- | | |
|---|---|
| a. Committee to review Reserve Study: | Tabled |
| b. Review of Bylaws & ARC Standards: | Tabled |
| c. Monthly Newsletter: | Jeff will distribute the July newsletter. |
| d. Unit Compliance Inspection Committee | Complete |
| e. Architecture Committee: | No New Requests. |

Management Report – Antoine Spriggs

Miscellaneous Items:

New Closings - 492 Colonial Ridge May 26, 2026

September Elections - Nominations are scheduled for July 10th mailing. Jeff will setup Ballot Box for election. Jeff's address will be used for voting address. The 2026 elections we will have 3 positions – Laurie, Richard and "vacant". Sentry can send out ballots, but cannot collect votes. Sentry can receive proxies. Call for nominations notices should be out by July 10th and due by August 11th. Ballots need to go out by August 26th - annual meeting on September 10th.

Budget Meeting set for October 10th: Laurie is working on the budget for next year. Need to have Board Approved budget by September 8. Ready for the Board to see August 13 Meeting. Need to add 5% to Insurance cost.

Disaster Plan in Management Package:

Sentry has provided a plan that is useful for Boards to implement an effective DR Plan for the community.

Unfinished Business

- a. **Sewer Inspection Project:** The repair at 490 Colonial Ridge was completed on June 19 and we are waiting for the fill dirt to settle and then the grass will need to be repaired and the lead walk that has cracked.
- b. **Community Bay Green Crosswalk: No Change** - Letter and document was sent to Amanda Fiedler, our County Council Representative, to help get the issue before the AACO traffic engineering department. Waiting for a response. Bruce is the contact person. Paul suggested that we contact the County Traffic Engineering Dept. and ask for a “safety check” instead of a crosswalk because they might react more helpfully if not given our idea of the solution.
- c. **Walk-Through with Marty Mows:** Wes will schedule for early September.
- d. **Insurance Coverage/Compliance Checklist/Reduction Plan:** Committee needed to be formed to get a plan created.
- e. **Emergency Service Process: No Change** - Awaiting for Board to meet with RestoreCore on Master Work Agreement. This will evolve into the Claims reduction plan.
- f. **Seal Coating and Striping Proposals:** All proposals are signed. The dates for the project are to be determined. This includes all parking lots in Tanglewood II and 2 additional speed bumps, repair 2 areas and seal coat on Andrew Hill, install . an asphalt path between 481 and 483 Colonial Ridge has been added to the project and a repair at 476 Colonial Ridge. STOP will be stenciled on CRL on each side of the Brunswick intersection. Current information on the start date - will be late June. An updated proposal was submitted by American Paving & Striping for the STOP stencil at a cost of \$98 instead of \$500 – Wes to sign. Updated information is that the areas to be repaired on Andrew Hill and Colonial Ridge are completed; the path from Colonial Ridge beside 481 to the stairs at the corner of Bay Green and Andrew Hill is complete. The seal coating and striping is scheduled for July 20 through 22nd. Jeff will be communicating the plan for all residents and putting the signs on every mailbox stand.
- g. **EV Charging:** Board cannot stop a resident from installing a station. The owner would be responsible for installation, insurance, electricity and the cost of removal.

New Business

- a. Need to patch the sidewalk offset in front of 1215 Brunswick.
- b. Next BOD Meeting: Thursday, August 13, 2026

Action Items:

1. Laurie is checking on several interest rate questions with First Citizen Bank.
2. Laurie will put additional money in the tree trimming budget for next year
3. Laurie is fine with the 2025 audit from K. Q. Williams and Wes can sign-off.
4. The Board to schedule a fall walk around to look at trees for next year maintenance and complaint from 1231 Brunswick. Board will address at the Fall Tree Review
5. Wes will contract Don at Marty Mows to schedule an early September walkthrough.
6. The Board needs to compile a list of questions to be answered for implementing EV Charging Stations
7. Bruce will contact Amanda Fiedler on Bay Green crosswalk
8. Laurie to have draft budget to Board by August 13th meeting
9. Board to setup Community Meeting on Insurance Information
10. For next year board will work to get a quote for a five sewer manhole cover hunt.
11. Jeff will provide management for the project – Bruce will be away.

Adjournment: Wes made a motion to adjourn the meeting and the motion was seconded by Connie and the motion was unanimously carried. The meeting ended at 8:24 p.m.

Respectfully Submitted,
Bruce Kittinger, Secretary
8/3/2026

Bay Hills Townhouses A Condominium – Tanglewood II Regime, Inc.
BOARD OF DIRECTORS MEETING
July 9, 2026 at 6:30 P.M.
Gloria DEI Lutheran Church
461 College Parkway, Arnold, MD 21012 & Microsoft Teams

EXECUTIVE MEETING MINUTES

Attendees: Wes Ray President ('28)
(Present) Laurie Fischer Treasurer ('26)
Nelson Horine Vice-President ('28)
Connie Davis Director ('28)
Bonnie Habib Director ('27)
Bruce Kittinger Secretary ('28)

Absent: Phillip Lancaster Director ('28)
Richard Ramos Director ('26)

Homeowners: Jeff Davis, 1222 Brunswick

Sentry: Antoine Spriggs Sentry Management Remote

Executive Session

Wes called to order the Executive Session at 6:40p.m. for the purpose of discussing delinquencies, Insurance and legal matters. No residents showed up for their hearing.

Quorum

The number of Directors of the Board met the quorum criteria to transact Association business.

Homeowner Violation Hearings

Wes motioned to apply the default fine for all people who did not show for their hearing. The first month is \$50 and \$100 each month after, for 12 months. Connie seconded the motion and it was unanimously carried. Antoine will send fine letters to all residents who were invited to a hearing and did not show up.

Related to the violations:

1209 BWC downspout was repaired

494 CRL gutter was checked by Bruce and is not an issue. No gutter spikes showing.

Spring Inspections results from 6/19 first time notice-

1211 BWC Trash violation

469 CRL Shutters, Railings

482 CRL trim bushes by porch

472 CRL Facia, decking, fence

Second Reinspection for hearing on Aug 13th and have until August 1st to contact Board for status:

17 addresses to be invited for August Hearing:

Sentry was contacted with status of repairs from:

512 AHR May 26 work scheduled June 19 no work done

1214 BWC May 28th shutters ordered and will be installed when received

491 CRL May 29th tenants were to take care of moving trash containers and did not until July 8th.

1211 BWC has trash can violations behind back fence.

1231 BWC got rid of trash shed and is in compliance.

Antoine suggested that we require all trash and recycle containers to have an address label so we can identify the violators with trash cans. Also suggested is to have a violation notice that can be put on the trash cans.

Motion was made by Wes that if any trash or recycle container is not labeled, after 24 hours of no return to approved place in back yard of townhome, the containers would be removed and disposed of. There was no second.

Sending hearing notices to all the residents who are not compliant with their inspection.

Accounts Receivable

1203 Brunswick has been at the attorney for over 7 years and owes over \$8,000. She is still in bankruptcy and Antoine contacted Michael Neall to see if there is any action we can take to move the issue forward. There are no actions we can take until the bankruptcy is completed. There is \$600 left on the bankruptcy.

469 CRL has been turned over to the attorney.

Action Items:

1. Jeff to include in the next Newsletter a message regarding Trash can labeling and abandoned criteria to pick up and dispose of trash cans.
2. Antoine will send letters to those residents who did not show up for their hearing.
3. Antoine will send hearing notices to all the residents not in compliance.

Adjournment: The Executive Session was adjourned at 7:06 p.m.

Respectfully Submitted,
Bruce Kittinger, Secretary
8/2/2026