

Bay Hills Townhouses A Condominium – Tanglewood II Regime, Inc.
BOARD OF DIRECTORS MEETING
June 11, 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) 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)
 Nelson Horine Vice-President ('28)

Sentry: Antoine Spriggs Sentry Management Remote

Homeowners: Jeff Davis, 1222 Brunswick
 Sue Clements, 496 Colonial Ridge Remote

Executive Session

Wes called to order the Executive Session at 6:32p.m. for the purposes of discussing delinquencies, personal and legal matters.

Adjournment: The Executive Session was adjourned at 7:14p.m.

General Session

Wes called the meeting to order at 7:14p.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.

President's Report

Things are going well, projects are being worked on, such as sewer repair on 490 CRL, the parking lot repairs and preparation for seal coating and striping the parking lots. In addition, the normal operations of termite inspections, spring HOA compliance inspection are in process. Our finances are in good shape.

Treasurer's Report:

All previously presented problems with Sentry operations have been worked out with Antoine and the Sentry Accounting Dept. Going to wait to allow Sentry to write checks from Reserve Funds until all the reserve funds are transferred to Sentry accounts in December (when CD's mature).

Credit was received from Gaziano and Antoine will look into if the invoice was paid in 2025.

Question on why the 493 CRL insurance claim is Included in the Management Package, since it has been closed. Antoine will see if this can be removed from the TODO list.

Cincinnati Insurance will invoice for Community policy and D&O policy on monthly basis and paid separately.

Lester Tree Service will be presenting an invoice for \$3,500 for tree removal. One half of original plan, so \$3,500 will go toward increase in insurance.

Laurie will put additional money in the tree trimming budget for next year, since we prioritized the trimming lower than the tree removals. If there is budget available at the end of the year, maybe Marty Mows could trim some bushes.

There is \$5,596 left in the Grounds Maintenance account, so that will probably be needed to cover the increase in Insurance.

The Board should schedule a fall walk around to look at trees for next year maintenance.

We are over budget on snow removal and Insurance.

Approval of the Meeting Minutes: Wes motioned to approve the May 14, 2026 minutes, seconded by Connie and were unanimously approved.

Committee Reports/Architectural Review:

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| a. Committee to review Reserve Study: | Tabled |
| b. Review of Bylaws & ARC Standards: | Tabled |
| c. Monthly Newsletter: | Jeff will distribute the June newsletter include kids on scooters problems. Continue the message about child safety and parental responsibility in subsequent newsletters. |
| d. Unit Compliance Inspection Committee | Verification inspection to be done by Connie, Jeff and Bruce ASAP. |

e. Architecture Committee:

No New Requests, Judy Stailey and Sandy Bryant have volunteered to be the committee members and the Board approved

Management Report – Antoine Spriggs

Miscellaneous Items:

EV Charging Stations: Question from community member on plan for charging EV's. Board discussion yielded that there are many questions to research, eg. electrical line capacity, stations installed at HOA expense and chargeback to users to cover all costs, usage rules and enforcement. Item tabled.

Owner at 1231 Brunswick would like to have a common area tree removed because branches, pine cones, etc. blow into their back yard. There is no hazard from the tree, so the Board will address in the fall tree inspection.

Board Positions: for 2026 elections we will have 3 positions – Laurie, Richard and “vacant”. Jeff Davis will head the election committee for September elections and establish a ballot deposit plan/location well before August 26th. 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.

Mosquito Spraying: Concerns about if Weir was actually spraying for mosquitos. It was confirmed that Weir has been living up to their contract and verified by Laurie talking to Paul Weir, who has truck tracking evidence.

Spring Inspection verification:

Sentry is waiting for the current verification of the compliance report in order to mail the violation and fine hearing invitation to the community. Connie, Jeff and Bruce will do the inspection ASAP. **Update, Spreadsheet sent to Sentry on 6/21.**

Election Committee:

The Board has approved Jeff Davis as an independent member of the Community to receive ballots and proxies and to tabulate the results at the September Annual Meeting.

Budget Meeting set for October 10th: Laurie is already 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.

Termite Inspection Violators Hearing: July 9th 6:30pm meeting will have scheduled hearings for units not performing their inspections. 11 hearings. \$50 for 1st month and up to \$150 for later months.

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 maybe the lead walk that has cracked.
- b. **Andrew Hill Drainage:** After multiple inspections, it has been determined that the grass that has filled in the area around unit 510 popup has stopped the erosion and this issue is closed
- c. **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.
- d. **Walk-Through with Marty Mows:** Tabled
- e. **Insurance Questions for Legal Counsel:** Wes will send to the attorney and request written response and then we can address questions to the attorney.
Update, meeting held on Thursday June 25th at 12:30pm.
- f. **Insurance Coverage/Compliance Checklist/Reduction Plan:** Tabled
- g. **Emergency Service Process: No Change** - Awaiting for Board to meet with RestoreCore on Master Work Agreement. This will evolve into the Claims reduction plan.
- h. **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**
- i. **Stop Signs and Stop Bar Proposal:** Stop Bars on Colonial Ridge at the Brunswick intersection will be painted as part of the Seal Coating project.
- j. **Lester Tree Proposal:** Board decided to change the project to take down the dangerous tree that is dying and will not be safe to climb in 6 months; take down 2 dead trees behind 1200 and 1201 Brunswick. **Job is complete.**

New Business

- a. **Greer Water Works: Excavation, Repair Sewer Pipes.** Project at 490 CRL completed and paid and Board voted unanimously to approve the project.
- b. **Parking:** The Board will do a quarterly inspection for vehicles that are not legal (license expired or not operable) in the lots. Violators will be sent to Sentry, who will notify our towing company. The towing company will put a notice that will give a number of days to make the vehicle legal or it will be towed. One suggestion is that we only monitor the visitor spaces for violations and another suggestion is that all vehicles be registered with Sentry using the existing Sentry process to record the data so that we have a complete database of all valid vehicles to be in the parking lots, not including visitor spaces. Suggestion for visitor parking is to assess monthly fines to residents who keep their vehicles in a visitor space for an extended period of time.
- c. **1211 Brunswick Trash Issue:** Trash is being put out in plastic bags and birds/animals tear them open and they do not pickup the trash. They rent from a relative and the violation letters are not being communicated from the owner or the renters are ignoring the violation. Antoine will send hearing notice to 1211 owner for July Meeting. Suggestion for discussion is to put community trash containers around for individuals who cannot or will not put their trash in containers that can be put out and put back in timely.
- d. **Next BOD Meeting: Thursday, July 9, 2026**

Owners Forum

None

Action Items:

1. Antoine will look into if the Graziano invoice was paid in 2025.
2. Question on why the 493 CRL insurance claim is Included in the Management Package, since it has been closed. Antoine will see if this can be removed from the TODO list.
3. Laurie will put additional money in the tree trimming budget for next year
4. The Board to schedule a fall walk around to look at trees for next year maintenance and complaint from 1231 Brunswick. Antoine will respond to 1231 that the Board will address at the Fall Tree Review
5. Board needs to compile a list of questions to be answered for implementing EV Charging Stations
6. Jeff will establish a ballot deposit plan/location well before August 26th
7. Laurie to have draft budget to Board by August 13th meeting
8. Wes to setup meeting with attorney regarding Insurance questions.
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. Antoine will send hearing notice to 1211 owner for July Meeting.

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 8:30 p.m.

Respectfully Submitted,
Bruce Kittinger, Secretary
6/28/2026