

TERNBAY HOMEOWNERS ASSOCIATION  
545 PINELLAS BAYWAY  
TIERRA VERDE FLORIDA 33715  
FAX 727-867-1978

THE JAN 26 2005 BOARD MEETING WAS HELD AT THE MERCANTILE BANK ON PINELLAS BAYWAY.

THE FOLLOWING BOARD MEMBERS WERE PRESENT:

- BOB GREEN – PRESIDENT
- PHIL DEGENVA- 1<sup>ST</sup> VP
- ANN LEWIS – TREASURER
- BOB JOHNSON – 2<sup>ND</sup> VP
- BRIAN CARROLL – SECRETARY

AGENDA:

- 1- ELECTION OF TWO BOARD POSITIONS
- 2- QUESTIONS FROM THE FLOOR

RE- ELECTION:

THE NOMINATING COMMITTEE NOMINATED 3 CANDIDATES FOR THE TWO BOARD POSITIONS UP FOR RE-ELECTION , PHIL DEGENOVA , BRIAN CARROLL AND VICTORIA BROWN .

BALLOTS WERE DISTRIBUTED TO THE UNITOWNERS PRESENT AND THE VOTE WAS AS FOLLOWS.

PHIL DEGENOVA ---- 15 VOTES  
BRIAN CARROLL---- 14 VOTES  
VICTORIA BROWN --- 5 VOTES

PHIL DEGENOVA & BRIAN CARROLL WERE RE-ELECTED TO THE BOARD FOR A TERM OF 3 YEARS.

ANN LEWIS MADE A MOTION TO HAVE VICTORIA BROWN ASSIST THE BOARD AS CO-TREASURER , THIS WAS APPROVED BY ALL.

QUESTIONS FROM THE FLOOR:

SALLY MCDERMOTT ASKED IF TERNBAY INSURANCE RATES WOULD DECREASE IF ALL 31 UNITS INSTALLED HURRICANE WINDOWS. THE BOARD IS INVESTIGATING THE MATTER AND WILL ADVISE.

THE ARCHITECTURAL COMMITTEE CONSISTING OF BOB JOHNSON, VAN NEVANS , MARY JANE BETTENCOURT AND VICKY BROWN MEET LAST WEEK AND SELECTED TWO COLORS FOR THE PAINTING OF TERNBAY . THE BOARD AND ARCHITECTURAL

COMMITTEE WILL BE MEETING ON JAN 31 TO DECIDE ON COLOR AND TIME FRAME FOR PAINT JOB.

SALLY MCDERMOTT ASKED THE BOARD TO COMMUNICATE MORE EFFECTIVELY TO THE MEMBERSHIP ABOUT THINGS GOING ON AT TERNBAY, ANN LEWIS REPLIED THAT NOTICES HAVE BEEN HAND DELIVERED , WEBSITE UTILIZED AND PHONE CALLS. THIS HAS BEEN UNSUCCESSFUL.

MARY JANE ASKED IF AN ADDITIONAL PERSON COULD BE ADDED TO THE ARCHITECTURAL COMMITTEE. THE BOARD APPROVED THIS AND CAROL LONG WAS ADDED TO THE ARCHITECTURAL COMMITTEE.

PHIL DEGENOVA DISCUSSED THAT GOING FORWARD TBHOA WILL HAVE AN ACCOUNT SET UP WITH TIERRA VERDE HARDWARE . WORK ORDERS FOR MINOR REPAIRS WILL BE THE RESPONSIBILITY OF THE UNIT OWNERS AND THE VENDOR . THE BOARD WILL BE BILLED FOR REPAIRS BUT THE UNIT OWNER WILL BE RESPONSIBLE FOR SCHEDULING WITH THE VENDOR .

RE- PAINTING

THE 2 COLORS SELECTED BY THE ARCHITECTURAL WILL BE APPLIED TO THE SIDE OF TERNBAY SO THAT THE BOARD & UNIT OWNERS CAN BETTER DECIDE WHICH COLOR TO GO WITH .THE UNIT NUMBERS ABOVE THE GARAGE WILL BE REPLACED .

THERE WAS NO FURTHER BUSINESS AND THE MEETING WAS ADJOURNED AT 7:50PM

THE MEETING TO ELECT OFFICERS FOR THE COMING YEAR FOLLOWED.

ANN LEWIS NOMINATED BOB JOHNSON FOR PRESIDENT PHIL 2<sup>ND</sup> THE MOTION THIS WAS APPROVED BY ALL

ANN LEWIS NOMINATED PHIL DEGENOVA FOR 1<sup>ST</sup> VP BRIAN CARROLL 2<sup>ND</sup> THE MOTION THIS WAS APPROVED BY ALL.

ANN LEWIS NOMINATED BOB GREEN FOR 2ND VP , BRIAN CARROLL 2<sup>ND</sup> THE MOTION THIS WAS APPROVED BY ALL.

PHIL DEGENOVA NOMINATED ANN LEWIS FOR TREASURER BOB JOHNSON 2<sup>ND</sup> THE MOTION THIS WAS APPROVED BY ALL.

PHIL DEGENOVA NOMINATED BRIAN CARROLL FOR SECRETARY ANN LEWIS 2<sup>ND</sup> THE MOTION THIS WAS APPROVED BY ALL.

THE NEXT MEETING WILL BE JAN 31, 2005 AT THE MERCANTILE BANK.  
THERE WAS NO FURTHER BUSINESS AND THE MEETING ADJOURNED AT 8PM

BRIAN M CARROLL  
SECRETARY TBHOA

\*\*\*\*\* 2<sup>ND</sup> REVISION 2/4/05\*\*\*\*\*

