

**Tern Bay Home Owners Association
545 Pinellas Bayway South
Tierra Verde, FL 33715**

The 15 March 2005 scheduled Board Meeting convened at 7:00 pm at the Mercantile Bank second floor facilities. Present were:

Bob Johnson – President
Ann Lewis – Treasurer
Bob Green – Vice President

Absent Board Members were Phil Digenova, Vice President, and Brian Carroll, Secretary.

Bob Johnson Presented the Agenda for the evening:

Work Order:

A Work Order form is in development to be used by TBHOA members when repairs or maintenance of community property is necessary.

Painting Update:

Bob Johnson provided an update on the progress of planning the painting. He has been in touch with Dyco Paint of Clearwater. He is encouraged by the fact that Dyco formulates their paints specifically for Florida environmental conditions, and that the Dyco paint specifies a 10 mil coating (versus a 6 or 7 mil coat thickness for other processes). He also likes the double warranty provision. Both the paint manufacturer and the paint application company sign up for the warranty. Bob Green asked if there were request for estimates out to any other painting companies. Bob Johnson said no, but he would welcome any other inputs. Bob Johnson has asked Dyco to provide cost estimates.

Architectural Committee Proceedings

Brows over the front windows. There is a plan to add rounded brows over the top bay window, and banding on both sides of the window bay extending down to the lowest window. It is important to incorporate these architectural enhancements before painting begins, so that the painting contractor can seal/caulk the joint between the additions and the building. They are made of urethane foam and very strong/durable.

Address Numeral Plaques: Attractive cast aluminum unit number signs are available inexpensively, and will be installed on each unit. They are vertical, and will be mounted on the column dividing the entry way and the garage area.

Building Colors: Swatches have been painted on the south wall of building 4. Bob Johnson sent an email to homeowners asking them to provide comments. He stated that to date he has received seven (7) responses. Two (2) for the color scheme on the far right, and five (5) for the color scheme in the middle.

Fence around Dumpster: Bob Johnson proposed that this could be provided by extending/improving the existing hedges around the dumpster.

Benches near the seawall: An estimate has been requested

Hibiscus Hedge in front of Building 4: Bob Johnson stated that he has consulted a landscaping company. The existing hibiscus plants are at their end. About 70 new plants will be required. We have the choice of about five to seven different species, depending on what the occupants of Building 4 prefer. For all, the cost averages about \$ 700.

The next Architectural Committee Mtg is scheduled for 10:30 am, Saturday March 19.

New Business:

Approve Violation Letter: Board members discussed the draft of the violation letter. I provides for a logical, structured approach for handling complaints and violations. Bob Johnson Moved to approve the letter as worded, and the Motion was seconded by Ann Lewis and Bob Green

Driveway: One of the homeowners attending noticed that that concrete slab forming the driveway is deteriorating rapidly. The Board mentioned that this is in the repair budget. Discussion followed as to whether we should merely replace the concrete slab or consider brick paving. The Board stated that Phil Digenova had done some research and there was not a great difference in price, either way.

Patio Screens: A question was asked from the floor about having to remove screens before painting starts. Answer: No. This led to a general discussion about the need for patio screens due to no bugs in Tierra Verde. They catch a lot of dirt and need constant cleaning. The Board will query the architectural committee but anticipates no problems if homeowners want to remove their screens from patios, several units on the water already have.

There being no additional discussions, the President motioned for the meeting to adjourn and was seconded by Ann Lewis. The meeting ended at 8:00 pm.