

**TERN BAY HOMEOWNERS ASSOCIATION  
545 PINELLAS BAYWAY  
TIERRA VERDE FLA, 33715**

The January 17, 2006 Monthly Board meeting convened at 7:00 pm at the Mercantile Bank on Pinellas Bayway.

Present were:

- Bob Johnson- President
- Phil Degenova- Vice President
- Ann Lewis
- Brian Carroll – Secretary

Absent

- Bob Green – 1<sup>st</sup> Vice President

Bob Johnson presented the agenda for the meeting tonight. There were three unit owners present and four proxies representing a quorum.

**GAB ROBBINS REPORT:**

Gab Robins has performed an appraisal of Ternbay and at the present Time the Board feels That TernBay is adequately insured . Bob Johnson noted that if in the event that the cost to rebuild Ternbay is above the appraisal that Gab Robbins would be responsible for the difference.

**SEAWALL :**

The Board has mailed a signed contract to Gulf Marine for replacement of the seawall and this project is anticipated to begin late April to early May 2006.

**ENTRY WAY:**

The Board is in the process of requesting bids from contractors for replacement of the entryway, this expenditure is included in the 2006 special assessment

**RENTAL RESTRICTION:**

Bob Johnson has received feedback from several unit owners regarding the wording to be included in the bylaws outlining rental restrictions . This matter will be taken up by the new Board and addressed at the next Meeting.

**BOOKKEEPING SERVICES:**

The Board has interviewed two different bookkeeping vendors and has decided to hire TABS to perform the bookkeeping for Ternbay. The cost will be \$175./month with additional costs for add-on services i.e. special mailings .

Beginning in Mar 2006 monthly dues will be mailed to TABS. Prepaid envelopes will be provided for this and the late payment will commence in April 2006.

Bob Johnson made a motion to approve TABS to perform the bookkeeping for Ternbay , Ann Lewis 2<sup>nd</sup> the motion and was approved by all.

Bob Johnson made a motion to assign signatories for banking transaction at Ternbay & for the election of new Directors for Ternbay.

Ann Lewis stated that there were no volunteers for the two Board position up for re-election other than Bob Johnson , there were no nominees from the floor . There were four Board members present , three unitowners & four proxies in favor of Bob Johnson. Phil Degenova made note that by default the Board is established.

Bob Johnson made a motion at assign the following as signatories for TernBay.

Bob Johnson

Phil Degenova

Ann Lewis

Shirley Taylor (TABS bookkeeping)

Ann Lewis 2<sup>nd</sup> the motion and was approved by all.

Bob Johnson made a motion to approve the Dec 14 2006 minutes. Phil 2<sup>nd</sup> the motion and was approved by all.

#### NEW BUSINESS:

The Board is considering modifying the current form to include background checks for both buyers & renters. The current fee for sales covers it – we would adding a fee approx \$25.00 to cover renters.

Ladders will be added to the seawall for safety reasons. This does not require approval of dock owners.

There was no further Business and the Meeting was adjourned at 7:40pm

Respectfully submitted

Brian Carroll

Secretary, TBHOA

The Board followed with a special Meeting to elect Tern Bay HOA Officers for 2006 :

Ann Lewis made a motion to nominate Bob Johnson as President , Phil Degenova 2<sup>nd</sup> the motion and was approved by all.

Bob Johnson made a motion to nominate Phil Degenova as Vice President , Ann Lewis 2<sup>nd</sup> the motion and was approved by all.

Phil Degenova made a motion to nominate Brian Carroll as Secretary. Bob Johnson 2<sup>nd</sup> the motion and was approved by all.

There was no further business and the Special meeting was adjourned at 7:47pm.

Brian Carroll  
Secretary TBHOA

\*\*\*\*\* AMENDED 1/23/06 \*\*\*\*\*