

TERNBAY HOMEOWNERS ASSOCIATION
545 PINELLAS BAYWAY
TIERRA VERDE FLA, 33715

The October 25, 2007 monthly Board meeting convened at 7:00pm at the Mercantile Bank on Pinellas bayway.

Board Members present were.

- Mike Jimenez- President
- Ruud Hartog - Vice President
- Tom Torgersen – Board member at large
- Brian Carroll – Secretary

Absent and excused was Ann Lewis

Mike Jimenez presented the agenda for the meeting tonight.

Review of Sept 18, 2007 minutes.

Ruud Hartog made a motion to delay approval of the minutes pending a correction to reflect that the Board **will not be** purchasing Flood Insurance for the Individual units at TernBay . This was decided after consultation with our Attorney. This matter is under review and will be addressed in 1st quarter 2008.

Review of the proposed 2008 Budget.

The Board feels that additional time is required to review the Budget before approving because of questions in the current draft with regards to.

\$ 57,000.00 budgeted amount for insurance

\$ 552.00 budgeted for Legal expenses

Ruud noted that the current proposed Budget will result in the monthly dues increasing from \$ 325.00 / mo to \$ 335.00/ mo which is still reasonable compared to our neighbors in Tierra Shores which are \$425.00/ mo.

Ruud Hartog made a motion to schedule an Emergency meeting in order to further review and approve the proposed 2008 Budget and mail to Unit owners before the Dec meeting, this was approved by all.

Rules enforcement in regards to unit 207.

The Attorney for Ternbay has mailed a rules Violation letter dated Oct 4 2007, outlining the non Compliance of the rental application and pets violations, there has been no response received back form the owner. It was also noted that there has been no response

from the owner of unit 202 in regards to 3 rental applications that were mailed. Mike Jimenez has volunteered to follow up with the owners for the rental application.

Ruud Hartog recommended the formation of an enforcement committee to enforce parking violations at Ternbay as a follow-up to this on going problem Ruud will draft a **NO PARKING VIOLATION LETTER** which the Board will consider placing on all illegally parked vehicles at Ternbay.

Mailbox Repair.

Ruud has volunteered his Time to replace the base of the Package Box at an estimated cost of \$170.00 as opposed to purchasing a new box at a cost of \$700.00. Mike Jimenez made a motion to approve the funds, this was approved by all.

Term expiration of Board members.

There are 3 board positions coming up for re-election in January 2008.

Ruud Hartog
Tom Torgersen
Ann Lewis

Brian Carroll has Volunteered to head up Nominating Committee to seek candidates for the 3 boards position expiring.

Open Discussion & New Business

Bob Green has received an estimate of \$4,000.00 from American Marine Salvage through Tom Glancy (State Lands Compliance & Enforcement) to remove non-indigenous plants on an island in Clearwater Harbor and replace them with new ones to satisfy the public interest requirements of the State in getting our docks approved. The board agreed to fund the amount and assess dock owners if all of the other aspects of our proposal to the state were approved.

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

Respectfully submitted
Brian Carroll
Secretary TBHOA

