

**TernBay Homeowners Association**  
**545 Pinellas Bayway**  
**Tierre Verde, FL 33715**

The January 16, 2008 annual board meeting convened at the Mercantile Bank on Pinellas Bayway at 7PM.

- Board members present were:
- Mike Jimenez-President
- Ruud Hartog-Vice President
- Tom Torgersen – Board member at large
- Ann Lewis
- Brian Carroll-Secretary

The Board wanted the minutes to reflect the following unit owners present:

Mike & Sally McDermott: Unit 306

Ruth Wynia Unit 302

Mary Jane Betancourt Unit 102

Mike Jimenez presented the agenda for the meeting:

**ELECTION OF NEW BOARD MEMBERS**

Brian Carroll stated that there are three board positions up for re-election. A flyer was distributed to all unit owners by Brian Carroll (nominating committee) on November 30, 2007, soliciting volunteers. There were no responses. It was also mentioned that according to the by-laws, the board can officially operate with a minimum of three elected board members. The nominating committee has received letters of intent from Ruud Hartog (unit 408), Tom Torgersen (unit 103) and Ann Lewis (unit 302). Brian Carroll asked if there were any candidates from the floor. There were no nominees. Proxies which had been distributed previously to all unit owners were opened and counted by Brian Carroll and verified by one of the homeowners in attendance. The vote came back as follows:

- Ruud Hartog- 17 votes
- Tom Torgersen- 17 votes
- Ann Lewis- 6 votes

Brian Carroll made a motion to approve the newly elected board members. Mike Jimenez 2<sup>nd</sup> and the motion was approved.

The new board will consist of the following:

- Ruud Hartog
- Tom Torgersen
- Ann Lewis
- Mike Jimenez
- Brian Carroll

**INPUT FROM TBHOA MEMBERSHIP- (additional items)**

Ruud Hartog asked if there were any suggestions from the floor. The board made a motion and approved the purchase of a dryer vent cleaning tool from Tom Torgersen

which will be available to all unit owners to use. The board will not be hiring an outside vendor to clean the vents.

Brian Carroll asked if the unit owner residing in the 300 building will be contacted regarding the payment for the re-paving of the driveway as a result of the damage caused by driving over the wet pavement. The cost to re-seal this was \$175.00. The board decided that the unit owner would be contacted but that no legal action would be taken.

One unit owner asked if the board would consider heating the pool. The board commented that because of the cost involved and the limited use of the pool during the winter months that this would probably not be a feasible expense. Unit owners commented that the pool lights are not on at certain times during the night, posing a danger. The board will adjust the times so that the pool area is lit throughout the night.

Unit owners asked about enclosing the garbage dumpster area with fencing. The board member responded that the shrubbery has been planted to conceal it.

Ann Lewis made a motion to pay the refuse collection company \$100 per year to make an additional pickup on Saturdays.

#### Flood Insurance

Ruud Hartog stressed that individual unit owners need to purchase flood insurance for their units. This insurance is not covered by the TBHOA homeowners insurance and is clearly stated in the by-laws. Ruud also commented that the TBHOA documents will need to be reviewed and updated by our attorney to reflect changes which have been incorporated over the years and not properly documented with the county.

There was no further business and the meeting was adjourned at 7:40PM

Respectfully submitted

Brian Carroll  
Secretary TBHOA

The following meeting was held after the annual board meeting. The sole purpose was to nominate and approve the officers on the TBHOA board.

Ruud Hartog made a motion to nominate Ann Lewis as treasurer. This was approved by all.

Ann Lewis made a motion to nominate Ruud Hartog as president. This was approved by all.

Ann Lewis made a motion to nominate Tom Torgersen as vice president. This was approved by all.

Meeting adjourned at 8PM

Respectfully submitted

Brian Carroll  
Secretary TBHOA

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