

**Tern Bay homeowners Association
545 Pinellas Bayway
Tierra Verde Fla, 33715**

The July 22, 2008 monthly Board meeting convened at the Mercantile Bank on Pinellas Bayway.

Board members present were:

- Ruud Hartog - President
- Tom Torgersen- Vice President
- Ann Lewis – Treasurer
- Brian Carroll – Secretary
- Steve Burger – Board member at large

Ruud Hartog presented the Agenda for the meeting tonight.

Approval of June 17, 2008 minutes.

Ruud Hartog made a motion to approve the last minutes, there were no comments or corrections from the Board, Steve Burger 2nd the motion and was approved.

Review of latest dock configuration.

Summary of key points:

- Drawings have been submitted to State awaiting approval.
- The allowable length of boat slips will be 34 feet 10 inches
- Three dock owners will be grandfathered in for exceeding allowable length.
- Reparian line will be changed when the grandfathered units sell.
- All pilings on west side of docks will have to be moved.
- **Some of the** Boat lifts will have to be moved.
- Home Owner Documents will have to be updated to reflect new boat **length** specifications.
- Approx**imate dock modification** cost \$10k to \$12k

Review of relationship between Association & Dock owners.

The Board discussed and believes That the Dock Owners should form their own Association to manage the affairs of the Docks. The **original Declarations and Covenants.** along with the Bylaws do not address the control of the boat slips as well as the specifications of such. The board has incurred expenses during the past couple of years related to the upkeep and on-going battle with the state with regards to the docks. The **Association has paid bills on behalf of the** dock owners \$3466.22 to date. **There have not been any billings for the Submerged Land Lease so TBHA has not incurred any costs in that area.**

Before the accumulated costs are become too large to each Dock Owner, the Board decided to issue a Dock Owner Assessment to pay back the \$3,466. Additional

discussion included the Dock Owners Pre-Paying for the additional work when firm quotes are in so that TBHA does not have to pay and then assess after the fact.

Fire Dept inspection of Tern Bay & future inspections.

The Fire Dept inspected Tern Bay on 12 June and found multiple violations at Tern Bay which The Board will address. Ruud Hartog proposed an approach for dealing with each violation, and has drafted a letter to the St. Petersburg Fire Department outlining proposed solutions/coorections. This letter was approved by all, and will be sent out of the 23rd of July. Any corrective actions necessary will be communicated to all unit owners and will be emailed to owners, placed on the Association website, and posted on bulletin board. The fire Dept will be back on July 30, 2008 to re-inspect.

Misc Business

Windstorm inspection has been completed at a cost of \$500.00 .The intent was to reduce the wind insurance premium at Tern Bay. As soon as the report is available, it will be provided to our insurange agent for transmittal to Citizens. It will also be made available to individual unit owners to reduce their own windstorm policies.

New Business.

The Board will be looking into replacing some of the landscaping in front of the 400 bldg. It was noted that there is soil erosion in that area and that some fill may need to be brought in, and possibly some timbers to level the area whether the hibiscus is planted. Brian Carroll and Steve Burger took an action to look into this matter.

There was no further Business and the meeting was adjourned at 8:15pm

Respectfully submitted
Brian Carroll Secretary TBHOA

Draft 7/28/08