

TernBay Homeowners Association
545 Pinellas Bayway
Tierra Verde Fla, 33715

The Sept, 16 2008 monthly Board meeting convened at the Mercantile Bank on Pinellas Bayway at 7:00pm.

Board members present were:

Ruud Hartog – President

Tom Torgersen – Vice President

Brian Carroll – Secretary

Steve Burger – Board member at large

Ann Lewis – absent and excused

Ruud Hartog presented the agenda for the meeting tonight.

APPROVAL OF LAST MINUTES

Ruud Hartog made a motion to approve the July 22, 2008 minutes, there were no comments or corrections from the Board, Tom Torgersen 2nd the motion and was approved.

STATUS OF GUTTER REPAIR

Ruud commented that there are 2 downspouts in need of repair and that nothing has been done to date. This will be taken up with Ann Lewis when she returns.

400 BUILDING HIBISCUS REPLACEMENT

This project has not been addressed by Brian & Steve; Ruud will provide contactor contact so that they can proceed with this project.

QUALITY / COMPLIANCE OF ROOFING

Steve Burger has contacted roofing Co who installed shingles at Ternbay and was told that their records do not go back 9 years. The building Dept was also contacted on this matter and their response was that they would need shingle sample in order to determine whether ternbay was in compliance.

DOCKOWNERS

Tom Glancy will be Visiting Ternbay in next two weeks to work with Dock Owners on waterfront compliance issues.

FIRE HYDRANT COMPLIANCE

The St Pete Fire Dept has determined that Ternbay is in compliance with all codes, please refer to email sent by Ruud on 9/11/08 for individual unit owner responsibility.

PREMIUM REDUCTION FROM CITIZENS

The TBHOA has received \$2,700.00 refund from Citizens; check has not been received as of 9/16/08.

POOL COMPLIANCE

The TBHOA was recently informed by Pool Co that our pool was missing shut off Valve for pool pump. Ruud Hartog has informed Pool Co that safety Valve is located in pool shack therefore no action needs to be taken and TBHOA is in compliance.

INSURANCE / GARAGE DOORS

Unit owner Laurie Laury has received estimate from Banko overhead Doors Inc of \$5,120.00 to install vented garage doors at Ternbay which minimize the flood damage on the ground level in the event of serious flood. This matter is under review by the Board at this time and any action taken will be communicated to all unit owners.

Laurie also commented to those present that because Ternbay is not classified as Condo Association that this has resulted in large difference in Flood Insurance between TernBay and our Neighbors at Tierra Shores. The Board is aware of this situation and is currently being researched.

2009 BUDGET

The TBHOA is in arrears for approx \$3,000.00 in back dues from unit 201. When this matter is settled the Board will be able to recover 6 months of dues from Bank.

Steve Burger suggested that the uncollectible dues be listed as separate line item on Budget, it was further noted by Steve that the Budget should address reserve contributions for future repairs (roof, painting & paving).

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

Respectfully submitted
Brian Carroll Secretary TBHOA

