

TernBay Homeowners Association
545 Pinellas Bayway
Tierra Verde Fla, 33715

The July 21,2009 monthly board meeting convened at the Mercantile Bank on Pinellas Bayway at 7:00pm.

Board members present were:

Ruud Hartog – President

Ann Lewis

Tom Torgersen – Vice President

Brian Carroll - Secretary

Steve Burger - Board member at Large

Steve Burger presented the agenda for the meeting tonight

Revisions to the May Minutes

The minutes shall reflect that the dirt Builder and sod improvements were financed by the waterfront unitowners with the understanding that all unitowners would have access.

Review and approval of June Minutes

The only comments were related to the vote on flying the Flag . This issue was voted on in July 2007 with the Majority of the Unitowners voting to fly the Flag on national holidays only. The Board feels that there should be no change to this unless a majority of the Unitowners requests a re-vote on the issue.

Ann Lewis requested that the June minutes reflect that all the shut-off valves have been replaced at Ternbay with association funds. One Unit did pay for the replacement of their water valve and has been repaid by the association.

Steve Burger mad a motion to approve the May and June minutes with the revisions discussed, Tom Torgersen 2nd the motion and was approved by all.

Review of the YTD Financials

Ruud commented that as of June 31, 2009 the Budget for TernBay is in line with the forecast for 2009 , the surplus in Grounds , legal , and repair & maintenance for 2008 was carries over into their respective line items and not into the general reserve for 2009 as was the case for all other all other surpluses for 2008 . As of 6/30/09 the balance in Grounds was \$ **3200.00**, Legal \$ **6300.00** and repair & maintenance was \$ **3500.00**.

Steve Burger commented that the uncollectible & windstorm could have major impact on the 2009 budget.

The TBHOA has paid \$27,000.00 for the Windstorm policy that was due 3/17/09. Citizens has informed The TBHOA that an additional \$12,000.00 because the GAB ROBBINS appraisal report did not specify TernBay as having re-enforced construction. The TBHOA suggests that all unit owners contact their local representative (Jim Frish) and Senator (Dennis Jones) to voice their opposition to the increase. Ruud Hartog has prepared a document with pictures from the windstorm report and photographs of blueprint details showing construction at TernBay. This was emailed to Laurie Laurenty, who forwarded to Citizens on Aug 17, 2009.

Re-instatement of Architectural control committee

Because of the recent Interest from Unit Owners to improve the appearance at Ternbay, The Board will be re-instating the above committee. Ann Lewis made a motion to re-instate the Architectural Committee, Tom Torgersen 2nd motion and was approved by all. Two unit owners present volunteered to sit on committee, Sally McDermott (305) and Mary Jo Downey (205) along with Barbara Hartog (408) under protest. The TBHOA will email all unit owners at TernBay with the committee members and to solicit any additional interest from those who may want to sit on Committee.

Possible Pool deck & pool area improvements

Ruud Hartog distributed to those present 6 options for possible improvements to the pool area which would include expanding the concrete area and building a Tikki hut each side of pool. The estimated costs range from \$ 2,300.0 to \$ 7,000.0. Ann Lewis made a motion to approve this project, Ruud Hartog 2nd the motion and was approved by all. Illustrations will be posted on TernBay Bulletin Board.

New Business

Ruud Hartog asked that The Board consider an off site storage for TernBay Files and other items which are currently in his garage. This request will be on the agenda for August meeting.

Laurie Laurenty suggested to those present the possibility of a monthly pool party at Ternbay, Laurie will coordinate the effort for the inaugural pool party which will be August 21, 2009 at 7 Pm.

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

Respectfully submitted
Brian Carroll secretary TBHOA