

Minutes of the 19 January TBHOA Board Meeting Mercantile Bank Building, 7:00 PM

Board Members present:

- Ruud Hartog, President
- Tom Torgersen, Vice President
- Steven Burger, Board Member at Large

Board Members Absent:

- Ann Lewis, Treasurer (Excused)
- Brian Carroll, Secretary

Ruud Hartog opened the meeting at 8:00 PM with the observation that this was the Annual Membership meeting. There are no Board positions scheduled for election this year. Normally after the Annual Membership Meeting in January the Board members vote on who will hold what Board position for the year. Ruud recommended we postpone that until we have all Board members present – hopefully during the March meeting. It was also noted that only two units were represented (205 and 305).

The agenda for this meeting was published at the mailboxes during the weekend. Ruud followed the agenda as follows:

Approval of Minutes: There was no approval of previous meeting minutes as Brian was not at this meeting and had not provided a draft copy of the November 2009 minutes to the Board.

The Architectural Control Committee (ACC) meeting minutes of their meeting on Sunday 17 January was summarized by Mary Jo Downey.

- Plans for landscaping of the pool area were presented, and independent quotes will be obtained
- Plans for removing and replacing damaged plants were discussed
- Vici Brown will have a landscape expert look at dead grass behind building 1 and determine what to do about that.
- Lot owners need to submit plans and secure ACC approval before doing any outside projects

Drainage Ditch Skimmer: TBHOS was notified by Swiftmud that our drainage area is in violation of the permit issued to Sonny while the place was constructed. The permit remained open and expired in 2005. The required actions include installation of a skimmer to keep floating debris from going into the grate and the canal. We have been working with several aluminum construction companies in the area. Out of 6 contacted, four never replied or returned calls, one “no-Bid” and the remaining company agreed to do the work at too high a price, but we have little choice. The unit is still not built. Swiftmud has been patient/cooperative but had previously stated that if the issue was not resolved by 31 December 2009 they would refer the matter to their legal department.

Sprinkler Water Leaks: We have been having a rash of sprinkler pipe breaks, the latest behind unit 107 and 109. So far we’re back in business

Peeling House Number Plaques: It was noted that the imitation bronze number plaques are beginning to delaminate. The company that provided them in 2005 is no longer in business. After some discussion, it was decided to experiment with cleaning them up and repainting with a bronze color. Exactly how is yet to be determined.

Review of 2009 Financials: After meeting with T.A.B.S, the final TBHOA End of Year statement was published and emailed to TBHOA homeowners. Hardcopies were mailed to unit 107 and 207. Ruud noted that although individual budget categories varied significantly with respect to their allocated budget, the year was completed with a (-)\$750 variance over a \$126,500 budget. We finished 2009 with about \$20,000 in our operations checking account, and our reserves are in very good shape (according to T.A.B.S)

Potable Water Cost: The largest variation in budget was water/sewer. We paid \$14.8K in water/sewer while our budget was \$9.8K. Part of that was due to a rate hike by Pinellas County, but about \$3K was due to a big water leak (beginning November 2008) that we had trouble isolating. In the end, the extra water use was caused by a significant pool leak, and a continuously running toilet in one unit, in a bathroom where the tenant apparently never went.

Storage Area: We now have a small storage area for Association records and Christmas decorations. We have 3 keys, properly tagged with the address/location. Two will go to BoD members and one to the ACC, as they have taken responsibility for the Christmas decorations.

New Business:

It was noted that the dumpster is causing problems again, actually people not using the dumpster properly. Two lawn chairs have been parked by the dumpster for a while. Ruud promised he would generate an email once again explaining proper dumpster/trash policies.

Thanks to keen observation by Jan Digenova, we have discovered yet another pool leak. Clear Tech has been out to inspect and it appears to be in the same area where they fixed the leak last time. They will provide us proper options. One option would be to re-marsite then entire pool interior. We'll have some quotes soon for the Board to act on. As a matter of record, the issue of placing pavers over the recently finished pool deck was discussed and the Board Members present felt that we should stick with the existing refinished surface.

We had a fire inspection (today) by the new Lealman fire inspectors. After rebuilding the docks the two fire extinguishers that were that were apparently not replaced. Also the extinguisher at the pool shed needs changing. We will comply before re-inspection on 10 February.

The status of the pool solar heating issue was questioned. It has dwindled during the holidays. Steven burger questioned that the majority of the unit owners favored an assessment for pool solar heating. Ruud will publish current matrix of unit owner votes in an email to the HOA membership for verification. Ruud to re-open discussions with Gary Johnson and Advance Solar. Right now we are unsure that Advance Solar has ever done a 3 story building, based on their responses to questions we asked in November.

Since there was no additional new business, Tom Torgersen motioned that the meeting be adjourned, and Steven Burger seconded.

Respectfully submitted

Ruud Hartog
President, Tern Bay Homeowners Association