

**TernBay Homeowners Association
545 Pinellas Bayway
Tierra Verde Fla, 33715**

The March 2010 monthly Board meeting convened at the Mercantile Bank on Pinellas Bayway at 7:00 pm.

Board members present:

- **Ruud Hartog – President**
- **Tom Torgersen – Vice President**
- **Steve Burger – Board member at Large**
- **Brian Carroll- Secretary**

Ann Lewis – absent and excused

Ruud Hartog presented the Agenda for the meeting tonight.

Reclaimed Water Pipe repairs

Ruud stated that there has been a number of joint failures at Tern Bay of the reclaimed water pipes over the last 6 months which may have been caused pressure surges when the individual zones are shut off , resulting a loss of 47 gallons per hr. Ruud has installed a 2 gallon shock absorber tank to minimize the shocks when the zones are shut down. The Cost of the tank and associated plumbing was approximately \$150.00

Pool repairs

TBHOA has received an estimate for \$ 8060.00 from Clear Tec to:

- **re-marcite the pool**
- **repair cracks (no charge since their last repair failed)**
- **retille the interior**

The Board recommended we obtain additional estimates and meet before and work is started on the Pool. Ruud noted to those present that this expense will be paid for from the reserve account of the TBHOA.

Pool Solar Heating

Gary Johnson unit (104) had previously recommended a company for the solar pool heating work at Tern Bay at a cost of \$ 12,500.00 less \$ 4,000.00 discount. The board has emailed all unit owners regarding the approval of a \$275/unit assessment if the Solar Heating Proposal is approved. 21 units voted in favor, 7 units opposed. 3 units had not responded. This vote was for the cost and not the location on the Solar panels.

Ruud commented that the Board would be able to absorb any differences in the cost of this project if a 2nd estimate was solicited by the Board. Tom Torgersen will

coordinate with Gary Johnson on providing the Board with an updated estimate and work history.

Tom Torgersen and Brian Carroll recommended that another vote be taken since a lot of time had elapsed since the original unit owner vote. Ruud concurred and volunteered to conduct that vote.

(Note: The pool solar heating issue was defeated by the subsequent vote as a 2/3 majority is required IAW our documents when an assessment is involved. Although a simple majority was obtained, the vote fell short of the required 2/3 majority.)

There was no new business and meeting was adjourned at 8:35pm

**Respectfully submitted
Brian Carroll Secretary TBHOA**