

Minutes of Regular Meeting – March 15, 2011
Board of Directors - Tern Bay Homeowner's Association

Meeting started 7:00 P.M.

Roll Call of Directors: Present:

Mike McDermott
Steven Burger
Bob Hallstrom
Bob Alger

Absent:

Phil DiGenova

Ruud Hartog (Past President)(Roofing Committee Chairman)

Approval of Minutes for:

February 4, 2011 - approved
February 22, 2011 - approved

Meeting Agenda items:

Bay window repairs -

207 went well. Remaining windows with visible damage will be repaired.

Roofing replacement project –

Ruud presented committee findings for contractor selection. 4 bids received and analyzed. Albright Roofing was recommended.

Mike McDermott motioned to award roofing contract to Albright Roofing and to investigate cost/benefit of having roof tie-downs revised to achieve an insurance cost reduction.

Bob Alger seconded.

Motion carried 4/0.

Pet covenant reinstatement update –

Currently 6 return mailing receipts not received. Email was used to followup. A number of declarations have been received.

Association dues delinquencies –

1 unit currently behind – some makeup payments received – lien on property exists.

Director's area of responsibilities –

The following assignments were officially made to share certain management tasks of the association:

Bob Hallstrom – Insurance

Steven Burger – Pool, Drainage

Bob Alger – Web site, Bay window update/repair project

Phil DiGenova – Submerged Land Lease, Legal issues

Blacktop repair/replacement –

Initial investigation recommended as to replacement.

Current needed repairs to be determined.

New Business –

Dead palm reported north waterfront area. Removal authorized without replacement.

One unit reported a window track repair issue. Question as to responsibility for work. To be determined.

Gutter inquiry for buildings 2 and 3 pool side. No determination at this time.

An oil spill problem reported. Apparently in process of cleanup.

With no further business it was motioned and seconded to adjourn the meeting. Motion carried 4 for/0 against.

Mike McDermott, President

Phil DiGenova, Secretary