

Minutes of Regular Meeting – May 17, 2011  
Board of Directors - Tern Bay Homeowner's Association

Meeting started 7:00 P.M.

**Roll Call of Directors:** Present: Steven Burger  
Bob Alger  
Bob Hallstrom  
Phil DiGenova

Absent: Mike McDermott

**Approval of Minutes for:**

March 15, 2011- approved

**Meeting Agenda items:**

**Bay window repairs -**

Previously scheduled windows repaired and complete to satisfaction.

It was determined to move to next stage and complete remaining units in buildings 200 and 400.

**Roofing replacement project –**

Roofing completed.

Significant building insurance reduction expected.

Note – individual owners should check for insurance rebates on their own coverage also.

(Need mitigation inspection report – posted on web site.)

Gutter repairs for seams to be sought.

**Pet covenant/rule reinstatement update –**

Grandfathered violations of record:

101 –

104 – pending grandfather approval to determined

204 –

205 –

207 – rental

401 –

403 –

404 –

405 –

406 –

**Treasurer's report –**

Reserves @\$71K after payment for roofing project.

Association dues delinquencies – 2 units currently behind. One month remaining to file.

**Blacktop repair/replacement –**

A vendor chosen to spot repair and seal.

\$7240.00

Motion to proceed with repair – Steve Burger/ Second -Bob Hallstrom/ Vote – 4/0 carried.

**New Business –**

- A. Request to consider allowance to relocate A/C unit to roof. Preliminary info required from vendor required to look at engineering/noise/visual impact etc. in order to consider.
- B. Consideration to establish a committee to look at insurance issues/coverages/association documents. Laury Laurenty provided some discussion of the issues. There are a number of details and considerations with impacts to individuals and the association.

A committee to review these items was determined. Made up of volunteers:

Steve Burger  
Laury Laurenty  
Phil DiGenova

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

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Mike McDermott, President

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Phil DiGenova, Secretary