

Minutes of Regular Meeting – July 19, 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 Alger

Absent: Phil DiGenova
Bob Hallstrom

Approval of Minutes for:

May 17, 2011- approved

Meeting Agenda items:

Treasurer's Report –

Monthly report temporarily unavailable due to TABS move.
Delinquencies in assessments – reduced to one unit from two.
Remaining unit in process to bring fees up to date.
Reserves are in good order. (\$65k)

Old Business

Gutter repair – In process – followup repairs needed.

Bay window repairs – buildings 2 & 4 complete. Go ahead for buildings 1 & 3 approved.
(Steve Burger motioned/ Bob Alger 2nd/ all approved)

Asphalt repair and sealing – complete

A/C roof mount request info – no action required at this time. Investigation responsibility rests with requestor.

Insurance review committee update – no action at this time.

Question on insurance coverage costs for dock area. Under investigation – Phil D.

New Business –

Pool caulking – Mike will attempt repair of missing caulk areas of tiles.

Street light for parking lot out. Power company to be called for repair.

Additional discussion/ requests:

Submerged lease fees due – these were forwarded to Phil D. for action.

Forms filled in and given to TABS for payment and forwarding to FDEP.

Discussion of payment process and reimbursement from dockholders.

TABS totals and bills dockholders.

Has not been a standard process until this first billing. Process to be reviewed in future.

Soffit repairs. What is to be done. Will be looked in to.

With no further business it was motioned and seconded to adjourn the meeting. Motion carried 3 for/0 against.