

Minutes of Regular Meeting – January 17, 2012
Board of Directors - Tern Bay Homeowner's Association

Meeting started 7:00 P.M.

Roll Call of Directors: Present: Mike McDermott
Bob Alger
Bob Hallstrom
Phil DiGenova

Approval of Minutes for:

Nov 15, 2011- approved
Nov 27, 2011- approved

Meeting Agenda items:

Treasurer's Report –

No delinquencies in assessments.
Reserves are in good order. (\$92k total)
Water bill for potable and reclaimed to be investigated. Reclaimed noted to be triple normal. Potable is high for December.
Request for memo to owners to check toilet flappers.

Old Business

Gutter repair – Current repairs failed – vendor in jail
Gutter cost estimate for buildings 2 and 3 for courtyard – \$2560 plus splash blocks.
Board determined to proceed with new gutters and try to add repair work needed to project.
Soffit repair cannot be done by this vendor.
We will look for a vendor for soffit work.

Insurance review committee update –

Committee recommended that Federal Flood insurance for all units by TBHA
(Recommendation attached).
Resolution presented, discussed, and passed 4/in favor 0/against to proceed immediately.
(Resolution attached).
No change in monthly assessment required for this. Budget anticipated passage.
Solutions Insurance, Laurie Laurenty chosen to handle implementation for TBHA.

Mail box replacement – No report

New Business –

Officers chosen for year:
Mike McDermott – President
Bob Alger – Vice-President
Bob Hallstrom – Treasurer
Phil DiGenova – Secretary

Storm water runoff inspection – passed. Since it passed two years consecutively – no inspection required for 5 years. (December 2016).

Grass – depleted grass to be addressed – Arrow to check soil before proceeding.

Minutes Regular Meeting for 1/17/12 continued

Arrow pest control will be on-site on January 28, 2012 for treatment both inside and outside for units.

Board of Directors terms – needed to set terms for existing board members.

Terms as follows:

Term expires January 2013 – Mike McDermott, Phil DiGenova

Term expires January 2014 – Bob Alger, Bob Hallstrom

Additional discussion/ requests:

Fence for pool area – sagging.

Pool deck paint – looking poorly. Action to be determined.

Pool vendor contact – Steve Burger offered to supervise. He will remain point man for this activity.

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