

Minutes of Regular Meeting – January 15, 2013
Board of Directors - Tern Bay Homeowner's Association

Meeting started 7:00 P.M.

Roll Call of Directors: Present: Mike McDermott

Danee Kinzel
Bob Alger
Bob Hallstrom
Phil DiGenova

Approval of Minutes for:

Sept. 18, 2012 - approved

Nov. 20, 2012 - approved

Meeting Agenda items:

Treasurer's Report –

All up to date. No delinquencies in assessments – one month from 1 unit.

Budget and expenditures for year in balance.

Old Business

Courtyard fence – to be hand painted.

Insurance review committee – it is our intent to seek alternate bids for TBHA insurance policies.

We will pursue this with intent to have information available in the near future. There are volunteers to pursue this.

Courtyard drain system underway.

New Business –

Grass condition in various areas. Was indicated perhaps it is overwatered. Sprinklers to be reset.

Unit 307 vacancy regarding mold. Indicated it was restricted to old drywall stacked. Has since been removed. If unit is not sold by this summer, will consider evaluating condition for some remedial action.

Insurance update – flood – as of 1/31/13, all flood policies will be under TBHA supervision. They will be converted to a common date of renewal 3/15/13.

Additional discussion/ requests:

Courtyard trees getting outsized. Contact will be made with landscape care to cutback

Determination of officers.

President- Mike McDermott

Vice President- Bob Alger

Treasurer- Bob Hallstrom

Secretary- Danee Kinzel

TBHA manager:

Discussion about the President being the defacto manager and maintenance person for complex along with other duties ensued. The resulting task really leads to less people available to serve due to scope of responsibilities. This was never intended to be so, but has occurred as a result of our size.

Discussed option for management company. This may yet be required.

A suggestion to establish the position for a manager and to staff it by directors volunteering for a 2-month tour of duty was discussed and adopted. We will monitor this for practicality.

The plan was motioned by Mike McDermott, 2nd by Bob Hallstrom, approved 5/0.

Actions to support:

Mike agreed to take 1st two months to provide a smooth transition. (Bob H volunteered for 2nd stint).

A book of contacts and pertinent information will be sketched up and passed to manager of the month.

A cell phone will be provided and passed on to provide a single continuous contact number for members. (Bob A.).

An e-mail address will also be setup to address the manager. (Bob A.)

Notice to members of this arrangement will be provided and posted (the number and e-mail should not be posted)

Officers will direct appropriate communications to the manager for action. The manager may also tap the various directors/officers for input and assistance.

Note: post meeting information followup – The manager does not have to be an appointed director. Other members willing to serve can be authorized to do so by the board.

With no further business it was motioned and seconded to adjourn the meeting. Motion carried 5/0.

Mike McDermott, President

Phil DiGenova, Past-Secretary