

Minutes of Regular Annual Meeting - January 21, 2014 Board Of Directors - Tern Bay Homeowner's Association

Roll call of Directors: Mike McDermott Phil DiGenova
 Bob Hallstrom Danee Kinzel

Review and approve minutes of 9/17/13 and 12/13/13 meeting:

Correction of date for last approved minutes

Minutes approved for September and December meetings

Treasurer's report

Five homeowners did not respond to increased dues

Accounts and reserves in order

Selection of Officers:

Phil DiGenova - President

Mike McDermott - Vice President; Mike will remain as second signature

Bob Hallstrom - Treasurer

Danee Kinzel - Secretary

Old business

Pet rule violations/action

Letters have been mailed to violators

Actions regarding cable/internet

Resolution was passed at the last meeting allowing for satellite dishes to be installed on chimneys according to FCC regulations. The resolution was emailed to members. Owners will be responsible for any damage that may incur.

Arrow Services

Bob Alger checked into alternative lawn services as our grass is not looking good with Arrow. (Arrow handles pest control, fertilizing lawn and irrigation system) A change is needed. Need to keep George on for lawn care and use his chemical company. Bob Alger will follow up with other options before a selection is made.

John Kennedy volunteered to check sprinkler system. Mike or Phil will meet with him to set up details.

John suggested mulching around shrubs to keep moister in and reduce watering need. Will speak to George about mulching and palm tree trimming.

New business

Major projects for Tern Bay

- Pool surface is in need of repair. Options for decking are classified as commercial by health department so this limits options
 - Replace concrete
 - Keep sub base and cover with pavers
 - Add Kool deck
- All options will be evaluated on cost, appearance and durability.
- Pricing for black top and painting will also be determined
 - When we paint buildings the wood trim by balconies are in need of repair
 - Some bay windows are in need of repair.
 - Any color change is up for vote.

Major projects and costs will be listed according to priority

- Tiles in front of garages are homeowner's responsibility

Petition to revise pet rules:

Ruud Hartog and Laurie Laurenty introduced a petition signed by 12 units requesting a special meeting to discuss and possibly change the pet rule.

Discussion points

There must be a 5 day notice of a special meeting.

Home owners should come up with a replacement set of rules

Form a committee to review the rule and conduct a poll to see if 75% of the units or 24 units will indeed vote. Of those 24 units 51% or 13 units must vote for the rule change for it to carry.

A special meeting will be set

Side note: The rules and regulation do not belong in the declaration. This should be addressed at the same time as the pet rule is possibly revised.

With no further business the meeting was adjourned at 8:30 pm

Approved 03/18/14 P. DiGenova/Danee Kinzel (original on file)