

Tern Bay Association Meeting Draft
September 16, 2014

1. Roll call: Michael McDermott, Bob Hallstrom, Danee Kinzel, and Phil DiGenova (cell)
2. Review and approve minutes of 7/15/2014: Approval pending
3. Treasurer's report:
 - Accounts and reserves are in order.
 - One unit noncompliant on flood insurance
4. General updates:
 - John Kennedy is adjusting sprinklers and will check early morning and late night cycles.
 - Sam Yasser has offered to help
 - Pool filters need to be replaced at a cost of \$325.
 - No update on mailboxes at this time
 - Pool deck replacement with pavers is estimated between \$8300 and \$9300. Replacement of entire drive with pavers is estimated at \$140,000. More information is need.
5. Budget discussion: several revisions were suggested including
 - Eliminate Telephone and pest control
 - Increase repairs and Maintenance to \$4200
 - Increase grounds to \$1500
 - Reduce Flood to \$17,500 pending verification with tabs
 - Increase mileage
 - Increase lawn mowing to \$6600
 - Increase lawn spraying to \$1200
 - the board is currently projecting the budget to maintain the monthly maintenance assessment at \$405/ unit for the immediate future.
6. Visiting pets discussion
 - Further investigation is required to determine options for the association regarding pet visitation. The only action the board COULD take at this time would be in line with the 1-pet/20 pound article. However, we have not established any policy to do so.

Meeting was adjourned at 7:45pm.

Phil DiGenova, President

Danee Kinzel, Secretary

Approved 5/19/15