

Tern Bay Association Meeting

January 20, 2015

Draft

Annual Members Meeting


1. **Roll Call:** Michael McDermott, Danee Kinzel, Bob Alger (cell), and Phil DiGenova (cell)
2. **Nominations and voting for two open directors positions:** Laurie Mize and Sam Kazbour volunteered to serve on the board and were accepted.
3. **Members' forum:** Mary Jo Downey will take care of pool chair replacement in the spring. Grass replacement in the back of building one will also take place in the spring.

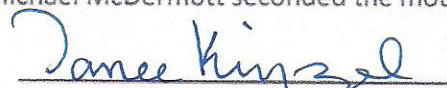
Board Meeting

1. **Roll Call:** Michael McDermott, Laurie Mize, Sam Kazbour, Bob Alger Cell), and Phil DiGenova (cell)
2. **Selection of Officers**

President	Phil DiGenova
Vice President	Bob Alger
Secretary	Laurie Mize
Treasurer	Sam Kazbour
Member at Large	Michael McDermott
3. **Financial report:** Report is pending
4. **Resolution of bank signatories:** Michael McDermott motioned to change authorized signatories of Tern Bay bank account. Danee Kinzel seconded the motion. Motion carried. Michael McDermott and Sam Kazbour will be the signatories.
5. **Project recap**
 - Mailboxes** replacements have been ordered and will be here soon. Phil will handle the installation.
 - Drive repaving:** Need to form a committee to determine full specification of the area to pave. Then it will be possible to obtain competitive bids for blacktop and/or pavers. Then the bids will be presented to the members for a decision.
 - Pool Deck:** If the members decide to go with pavers, then the pool deck will be included if black top is chosen then the pool pavers will be separate.
 - Misc.** Bob Alger has a call into DirectTV about multi dwelling unit (MDU) service options. He will keep us informed
6. **Submerged Land Lease:** Dock owner units have received notice of submerged land lease renewal. T.A.B.S has sent notices.
7. **Other Business:**
 - Phil suggested using conference calling for board meetings, excluding the annual and budget approval meetings, as it would provide more flexibility for meetings. All members are invited to call in for meetings.
 - At this time renters are not required to fill out the association's application including background checks. Michael will check with our attorney for options in this matter.
 - We currently charge \$100 for sale fee and background checks to new owners. Since the paperwork is now on line, Phil DiGenova motioned to reduce the sale fee to \$50. Michael McDermott seconded the motion. All were in favor.

With no further business, Sam Kazbour motioned to adjourn. Michael McDermott seconded the motion.


Phil DiGenova, President


Danee Kinzel, Secretary