

Minutes of Tern Bay Homeowners Association

Board Meeting

March 21, 2017

1. Roll Call- Phil DiGenova, Gary Celli, Sam Kazbour
2. Minutes Approval- January 18, 2017, Annual Members Meeting and Board Meeting
3. Review Of Business
 - a. An overview of the association's current financial reserves was provided and a summary of the financial impacts based on pending approved projects.
 - b. A change was made in the Association's Property Insurance carrier, and an explanation as to why and the cost savings that was generated by the switch with no difference in coverage. The new carrier is United Property and Casualty Insurance.
 - c. Based on an inquiry to the Association's attorney, the attorney clarified laws pertaining to ESA Pets and Sales. No potential owner can be denied the right to purchase based on pet size as long as proper documentation is provided that demonstrates ESA.
 - d. Currently 3 units are for sale.
 - e. Landscaping project Summary
 - i. Endcaps in process
 - ii. Sprinklers are being tested and reviewed.
 - iii. Dead trees in courtyard will be removed. Estimate approved.
 - iv. Estimates to replace current Lawn/Bug spraying are being taken.
 - f. Estimates for pool deck pavers are being taken.
 - g. Estimates for replacing paving with stamped/decorative concrete are being taken.
4. Meeting adjourned.

Phil DiGenova, President

Gary Celli, Secretary