

Minutes of Tern Bay Homeowners Association

Board Meeting

September 19, 2017

1. Roll Call- Phil DiGenova, Gary Celli, Sam Kazbour, Bob Alger
2. Minutes Approval- March 21, 2017, Board Meeting
3. Director Vacancy- John Kennedy approved to fulfill the remaining term of Director at Large
 - a. Phil will provide remaining length of term for all board members.
4. Review Of Business
 - a. Budget 2018
 - i. Monthly association dues will be \$460.00 per month for 2018.
 - ii. The increase is due to an increase in estimated water usage and to provide a contingency in the event of an insurance increase.
 - iii. An email will be sent to all members asking them to check to insure they have no water leaks.
 - b. Pet Policy
 - i. The pet policy will remain as is for 2 more years where at that time the community may look to change.
 - ii. The legal cost to change the policy is \$1,500.00
 - iii. A suggestion of a policy change of allowing a second pet as long as the pet was “not seen, heard or smelled” was voted down.
 - iv. Research on other communities’ pet policy, letters from local realtors, and independent studies on pet policies was presented. Any community member who would like the research should contact Gary Celli.
 - c. Landscape/Pool
 - i. Pool will be closed for a chemical cleaning of built up algae.
 - ii. New Sod will not be installed until after new paving is complete.
 - iii. New Pool furniture will be address in 2018. Color options will be provided to the community for voting.
 - d. Flag Poll
 - i. Gary Celli will purchase a flag and lighting for the flag pool.
 - e. Paving
 - i. 3 quotes for paving were obtained and presented.
 1. The best quote based on price and overall contractor reputation and proposal will mandate a \$700 special assessment for each owner.
 2. All owners will need to make payment of the assessments by January 31st 2018.
 3. Paving will start in the February-March time frame. Owner will need to park on the Bayway for the duration of the paving. Possible 3 weeks.
5. Meeting adjourned.

Phil DiGenova, President

Gary Cell, Secretary