

Minutes of the Tern Bay Homeowners Association board meeting held June 18th 2024 at 7:00 p.m.

Location: Via telephone call in

Present board members:

D. Guren

M. Gancarz

B. Alger

M. Kinzel

Absent board members:

J. Kriete

Homeowners in attendance:

Alan and Vicki Schoenberg (206)

Phil DeGenova (303)

Dirk Johnson (406)

The meeting was called to order at 7:12p.m. A quorum was present. A motion was made to approve the minutes from April 16, 2024 by D Guren.

M Kinzel requested the minutes be changed to reflect that the wording, *Mike will get a formal vote out to all units*, be changed to *Mike will take an interest poll from all units*.

The motion was seconded by M Gancarz with the stipulation that the April minutes be annotated to reflect this change. The motion was passed.

President's comments:

Kayak Launch Update:

After consulting with our attorney, and per our HOA documents (docs), any addition or change to an existing structure located on premise must be approved by the architectural committee. If the architectural committee does not exist, then the board will act as the architectural committee and vote on whether the structure may be added or altered.

-It was noted that a special assessment would be required to fully fund the project before it commenced, estimated to be <\$4,000.

-It was noted that an additional insurance rider in the amount of \$100./yr would be required.

-It was noted that two questions also need to be addressed before potential commencement. 1) How will the launch be maintained and repaired. 2) Who will be responsible for securing the launch in preparation of a storm/hurricane.

-It was noted that FDEP will need to be notified if we replace one ladder with the kayak launch. M Kinzel requested the monies be taken from our reserves (MMA), rather than have a special assessment.

D Guren stated that our reserve monies are only used to operate, improve and maintain our existing property as outlined in our docs. Any other use of reserve monies would be considered a misappropriation of funds, hence the need for a special assessment.

D Johnson proposed that rather than do a special assessment, that the 16 units in favor of the launch could fund the launch (\$340./unit)

A Schoenberg proposed that the vote for approval be put to the architectural committee first, before proceeding.

D Guren agreed and requested that the required 14-day notice be sent.

Bird Spike Update

M Kinzel stated that he got a quote from Duke Energy of \$4000. to do five of the eight parking lot light poles that directly impact residents' cars. He said that there would be no warranty or guarantee.

D Guren suggested getting a second quote from another company for comparison before we proceed. He also stated that he viewed a video that showed bird spikes worked for smaller birds such as crows, but that they were not a deterrent to ospreys, which are our primary concern.

D Guren will reach out for the second quote.

Grass Update

D Guren suggested we wait for the end of the rainy season (fall) to see if we need to replace the grass in our landscaping bare spots, caused by the Pinellas county water ban and unseasonably dry weather. He stated that some of the areas have started to come back due to the recent rains.

M Gancarz stated that our landscaper had previously proposed replacing the bare spots in January, and not the fall, as that is the best time for him to purchase the sod.

Trash Area

D Guren re-stated the need for residents to break down their large cardboard boxes before putting them into the dumpster.

M Gancarz said she will once again make signs instructing residents to do so.

P DeGenova suggested informing residents about the recycle boxes located on Fort DeSoto.

Open Forum:

D Guren shared that our accountant (TABS) recently alerted us that our reserve account, a Money Market account, has been earning minimal interest at TD Bank. He stated that we have the opportunity to earn \$250-\$400/ month. TABS suggested that we shop around for a bank that will give us a higher interest rate.

P DeGenova stated that we have been a customer of TD Bank for many years and that our account may have been overlooked for restructuring from a money market to a different higher interest yielding account.

D Guren stated that we have reapproached TD Bank and asked them to update us. He stated we should hear from them by the end of the week.

D Guren and P DeGenova agreed that continuing to use our local branch of TD Bank is in our best interest as they are convenient when it comes time to signing documents.

M Kinzel stated that he was awoken at 3:00 a.m. to several individuals that he did not recognize, partying loudly in the pool, (date not specified). He questioned what our pool hours are and how we prevent residents from using the pool out of these hours, specifically late at night.

D Guren stated that the board could send a letter to the residents if we knew who they were, and that our community relies on residents to comply with posted hours.

M Gancarz stated the pool hours are posted as 11:30 a.m. to 5:30 p.m. and are restrictive as such.

P DiGenova stated that the hours were set that way to comply to health department pool pump regulations that no longer apply to our pool as our filtration system has changed.

A board vote on revising pool hours will be taken after the required 14 day notice is sent.

D Johnson inquired about heating the pool.

P DiGenova stated that he had looked into it several years ago and he believed geo-thermal heating was the most cost effective. He estimated current costs to install would be apx \$50,000 to \$60,000. He suggested that an interest poll be taken to see if the residents wish to have the pool heated.

D Johnson requested that the website be updated to include current board member names, past meeting minutes and insurance documents. He also stated that our bylaws date to 1999 and suggested that they be reviewed and updated.

P DiGenova suggested a committee of residents be made to look at our bylaws and suggest changes.

B Alger stated that he will update the website to show current board members and updated insurance info.

The meeting adjourned at 8:23 p.m.

Postscript:

D Guren requested the meeting minutes be annotated to include that the TernBay HOA website is a perk and not required. If any docs are ever needed, residents may email the board or insurance company.