

Minutes of the Bay Indies Homeowners Association, Inc.  
Board of Director's Meeting  
October 28, 2016

The meeting was called to order at 1:30PM by Co-President Dick Lovelace.

Roll Call

Present: Dick Lovelace, Joan Sass, Greg Schwartz, Veronica Wasserman, Tony Tremonto, Carl Kruse, George Alexander and John McCall.

Absent: None

Approval of minutes from the following Homeowners Association Meetings

April 22, 2016 Board of Director's Meeting

April 22, 2016 Executive Board Meeting

26, 2016 Special Resident's Meeting

July 26, 2016 Special Board Meeting

October 5, 2016 Executive Session Meeting

A motion to approve these minutes was made by George Alexander and seconded by Greg Schwartz. The motion passed unanimously.

Approval of the April – December, 2016 Treasurer's Report

A motion was made by Greg Schwartz and seconded by George Alexander to approve the treasurer's report. The motion passed unanimously.

Correspondence

There was no correspondence to report from either the Co-Presidents or from members of the Board.

Committee Reports

Service Committee

Joan Sass

The Service Committee met on September 27, 2016 with ELS Regional Manager Jason Hernandez, Bay Indies Manager Ron Juneman and Mark Carmack, Bay Indies maintenance Manager. Reports were submitted concerning the Indies pool, Indies House, Indies laundry room, Bay House complex including the pool, spa, fitness center and laundry room, and also the vegetation on the bike path. Also discussed was a report on the Curry House previously addressed in an RCF. Finally, reports on street and pathway lights throughout the park were submitted to management.

Management reported that Bob's Electric is working on all of the lights, but that the process becomes complicated because it involves coordination between the contractor, the City of Venice and FPL. The committee compared its list with that of management, who presented a progress report.

At the request of the Committee management will be looking into the possibility of the laundry machine vendor installing newer and larger washing machines in the laundry rooms.

Also discussed was the status of the fence which was to be installed across the entrance of the park on Ridgewood Avenue. We were informed that the company had a change of staffing and that there was a discrepancy in the cost. Management is working with the vendor and will keep the Committee informed on the progress and time frame on the fence installation.

Resident RCF's were discussed with management, in particular those concerning the re-installation of old toilets in the Indies House bathrooms. Management advised that in order to install newer water saver toilets the bathrooms would need to be re-plumbed, the cost of which was not included in the original bidding. A request for this work to be done will be added to the 2017 CapEx Budget for approval. The Regional Manager assured us that future bidding of any project would involve more detailed analysis prior to approval.

Finally, there was a discussion concerning Galaxy Pool Company not cleaning the pools properly. We were informed that Galaxy's Supervisor would be contacted to resolve this problem.

Membership Committee  
Veronica Wasserman

The membership committee is busy with its ongoing work of collecting memberships for the 2017 season. We hope the residents will continue to come forward and support the HOA by becoming members. Veronica also wanted residents to know that when checks and membership materials are left at the HOA office or in the HOA mailboxes that membership cards and packets will be put together and delivered to members.

Old Business

Neither Community Manager Ron Juneman nor Activities Manager Kerri Gibson were available to attend the meeting.

New Business

The resignation of Rick Petruzzi from the Board

A motion was made by Joan Sass and seconded by Carl Kruse to accept the resignation of Rick Petruzzi from the Bay Indies Homeowners Association Board. The motion was approved unanimously.

Appointment of Sue Kekel to the Board to replace Rick Petruzzi

A motion was made by George Alexander and seconded by Joan Sass to appoint Sue Kekel to the Board as a replacement for Rick Petruzzi. The motion was approved unanimously. It was mentioned that Sue has been here in Bay Indies for over a year and that she has served on the Service Committee and other Association groups. When Rick's resignation created an opening on the Board Sue was approached by the HOA as a possible replacement. She was interviewed by Carl, George and Joan who were impressed and anxious to have Sue join the Board. Dick Lovelace pointed out that Sue would serve on the Board until the next Board elections to be held in April of 2017.

Honorarium for Tony Pinzone – Carl Kruse

A motion was made by Carl Kruse and seconded by Joan Sass to award an honorarium of \$150.00 to Tony Pinzone for the time he spent (approximately 30 hours) working on a rental analysis of all Bay Indies properties. The motion passed unanimously. George Alexander pointed out that the actual time spent by Tony working on the project was actually much more than 30 hours. The work involved checking all of the rental increases as presented to the HOA by ELS for accuracy.

#### Trivia Nights – Dick Lovelace

Dick announced that the upcoming dates for Trivia Nights were October 28, November 11 and November 25, 2016.

#### Special Trivia Announcement – Greg Schwartz

Greg read a special announcement concerning the HOA Sponsored Trivia Nights which is as follows:

Trivia is an HOA sponsored activity. At the HOA Board Meeting on March 18, 2016 a motion was made to continue Trivia for dues paying members commencing in October, 2016. The motion passed by a vote of 6 to 2. The HOA immediately advertised in the Bay Indian and at the Saturday coffees in order to give everyone sufficient notice of this decision.

Renters cannot qualify for membership in the HOA as deemed by Section 723 of the Florida State Statute which governs Mobile Home Associations. We do recognize that it presents a problem for the renters of this community and for homeowners who do not join and/or support the HOA. Therefore, the HOA will no longer sponsor Trivia after this season. However, if there is any interest in continuing this activity now or later the HOA would be happy to assist any resident or residents who would be interested in forming a Trivia Club or Organization which could be open to all residents of the Park.

Dick Lovelace, who has been running Trivia and is the driving force behind its existence had the following to say. Dick stated that he came onto the Board with the idea that he would run the Trivia Nights, but made it clear that when his term on the Board expired he would not run again and he would no longer do the Trivia. The Board felt it would not be feasible to have a new member take over Trivia so they decided to stop their sponsorship of this activity and open up the idea of a club or organization taking it over. Rather than canceling Trivia abruptly, the Board felt that this final season would be an opportunity for another group to be trained. The date of the last HOA sponsored Trivia Night will be in April or May, 2017. In the meantime we will see if there is interest from other groups to take it over.

#### Special Resident's Meeting – 7:00PM on November 15, 2016 – George Alexander

George announced this special meeting to be held in Indies Hall. This is a statutory meeting with ELS and both Trivia and safety concerns brought to the attention of management by the Safety Committee will be discussed.

#### Purchase of Laser Printer – John McCall

A motion was made by John McCall and seconded by Greg Schwartz to authorize the purchase of a laser printer for use by the HOA. John gave comparisons on several models and recommended the Association purchase a printer currently on sale for \$130.00. The original price of this printer is \$200.00. This unit will print, copy and send faxes. Print cartridges for this model cost \$46.00 to print 1200 copies or \$66.00 to print 2400 copies. Dick Lovelace explained that the HOA has been fortunate in the past being permitted to use the

copier in Kerry's office with our own paper for large print jobs, but felt that this might not be the case in the future, making this purchase a good option. Tony Tremonto, Veronica Wasserman and Sue Kekel all felt that this printer was a good idea. The motion to purchase this printer along with a 2 year extended warranty for \$24.00 was approved unanimously.

The next two sections of the meeting agenda were comprised of upcoming HOA meetings and activities along with a schedule of speaking assignments for Board members. These are for Coordinating Council Meetings and Informational Coffees. The November speaker for both of these meetings will be Greg Schwartz, December will be Veronica Wasserman and January, 2017 will be Dick Lovelace.

The meeting was then opened up for comments from audience members.

Jane Lang (Sough Indies Circle)

Jane stated that she understood the changes to Trivia. (Making it for HOA members only) She stated that she also understands that one of the original purposes of the Trivia Nights was to encourage more residents to join the HOA. She stated, however, that she felt the punitive nature of the new rule was not a good idea, feeling instead that all should be welcome to attend in order to be greeted by members of the HOA, informed of the positive aspects of the HOA, and encouraged to join. She also felt that as residents of Bay Indies we had a vested interest in welcoming our renters to Trivia. Jane felt that if the renters in our community felt they were a real part of Bay Indies they would more likely be good neighbors. Finally, Jane suggested that the HOA could possibly offer a renter's card for, say, \$25.00 which would entitle the renter to attend Trivia. While Veronica Wasserman stated that she appreciated Jane's comments, she wanted the membership to know that the HOA receives a list of new residents monthly and that she along with Greg, John and Carl prepare welcome packets for all new residents which they deliver to their homes. Finally, Veronica stated that ELS was approached to take over Trivia and make it an activity for all residents, but that ELS declined to do so.

Carol Goss

Carol was surprised by the change in Trivia. She stated that half of her team are renters and that she has a roommate who rents in her own home. She was afraid that her roommate would not be able to attend Trivia. Joan stated that renters who share homes with owners who are HOA members are certainly welcome to attend Trivia. Carol wondered if there was any cost in holding Trivia. Dick stated that the Trivia money is given out as prizes and that half of the 50/50 money is kept to fund HOA sponsored activities like last year's ice cream sundae party. Carol stated that she appreciated all the HOA does for the residents but is not in favor of the new "members only" rule at Trivia. Joan responded by explaining how much work it is to put on the Trivia Nights including having Board members spend another two nights per month working at Trivia, in addition to all their other Board responsibilities. It is disappointed that the HOA is not supported by homeowners who attend Trivia but decline to become HOA members. Finally, Joan stated that many members resent the fact that some homeowners take advantage of Trivia Nights but never bother to join the HOA.

Henry Olson

Henry did not speak, stating that everything he was going to say had already been said, but he did thank the HOA for their hard work on behalf of homeowners at Bay Indies.

Beverly Todd

Beverly asked if the HOA ever considered purchasing Trivia questions already compiled to alleviate some of the work involved, but Dick stated that he often tailored the questions to suit the audience to make the Trivia Nights more relevant and more fun.

There were no other resident comments.

The meeting was adjourned at 2:10PM to go into Executive Session.

At 3:10 p.m. the Board reconvened the Public Session.

It was moved by George Alexander, seconded by Sue Kekel that the Board have its attorney take legal action against ELS by filing for mediation for failure to notify Lot 16 of the 2017 lot increase per Section 723 including proper certification, as well as changing Rules and Regulations posted in 2015 and 2016 telephone directory which are not in accordance with those published in the Prospectuses and for ELS allowing homeowners who violate rules by running a short-term vacation rental business of their homes.

The motion was carried.

There being no further business the meeting adjourned by motion made by Greg Schwartz, seconded by Tony Tremonto at 3:25 p.m.

Respectfully submitted,

Fred Ceruti  
Recording Secretary

Joan Sass  
Secretary