

Minutes of Bay Indies Homeowner's Association, Inc.
Board of Director's Meeting
February 17, 2017

The meeting was called to order at 1:30PM by President John Milne.

Roll Call

Present: John Milne, John McCall, Joan Sass, George Alexander, Veronica Wasserman, Sue Kekel, Tony Tremonto

Absent: Carl Kruse (Illness)

A motion was made by John McCall and seconded by Tony Tremonto to approve the January 20, 2017 Board of Director's Meeting Minutes. Motion passed unanimously.

A motion was made by Joan Sass and seconded by John McCall to approve the January 20, 2017 Special Board of Director's Meeting Minutes. Motion passed unanimously.

Due to the illness of Treasurer Carl Kruse the Treasurer's Report was presented by George Alexander. After the report was presented a motion was made by Veronica Wasserman and seconded by Sue Kekel to approve the Treasurer's Report. Motion passed unanimously.

Correspondence

There was no correspondence to report on.

Committee Reports

Service Committee – Joan Sass

The Service Committee met with management on January 30, 2016 to discuss ongoing issues at the park. Another meeting is scheduled for February 28, 2017 with the community manager, the maintenance manager and regional manager. George Alexander brought up the fact that many lights in and around Indies Hall are still burned out. Veronica Wasserman mentioned that the light on Zacapa is still out but that neighbors are being encouraged to fill out more RCF's about this problem. John Milne brought up the fact that many storm drains in the community are much lower than the streets resulting in very bumpy driving conditions. The Service Committee is addressing this problem as well. It was noted that new appliances and kitchen upgrades for Indies House and Bay House are on the Capital Expenditures List for 2018. John McCall asked whether any of the Capital Expenditure projects for 2017 were known to the HOA and George Alexander said that the HOA has asked for a list but has not received it. Joan Sass stated that the Service Committee continues to monitor common areas and RCF's. The lighting problems are still being monitored and reports will be prepared for the February 28, 2017 meeting with Ron, Larry and Jason Hernandez, ELS Regional Manager. Sue Kekel mentioned that the Bay House spa had a new heater installed and that a new heater has been installed at the Indies pool as well. Joan Sass assured everyone that RCF's were still being monitored and discussions continue with ELS management.

Membership Committee – Veronica Wasserman

Veronica thanked everyone for their support and reported that membership was coming along but was slower than in the past. She asked everyone at the meeting to encourage friends and neighbors to join the HOA.

There were no other committee reports.

Community Manager Ron Juneman and Activities Manager Kerry Gibson were not available to attend the meeting.

Update on Email System – Sue Kekel

Sue reported that the system is working but the email and web site are ongoing projects. She is waiting to hear from our IT guy Robert but at present the system is working. John McCall noted that he has taken the older office computer to Scott's since they offered a free computer inspection on Perks Plus. The older computer will be evaluated and hopefully improvements are possible. John Milne mentioned that Comcast Channel 195 is up and running again with updates on activities occurring here at Bay Indies. John McCall asked if the Channel could be used to advertise the HOA and encourage membership. It was decided that Veronica would look into this.

Mediation Update – George Alexander

George reported that the HOA is still in the mediation process. The attorneys have met and we are trying to get ELS to meet with us to resolve issues. There is still no answer from ELS and we will share information with membership when we have it.

Miscellaneous - John McCall wondered what the Fire Assessment was and how it could affect Bay Indies, specifically the tax impact it could have. Tony Tremonto explained that this was defeated a few years ago but has been reintroduced. At any rate, Tony said if it was enacted it would not affect us here at Bay Indies until 2018.

Public Comments

Glen Steinberg was curious as to what the Mediation was about. George and Joan explained the main points of the Mediation.

A few members attending the meeting brought up the problem of a tree on West Inagua and wondered if it could be trimmed or taken down. The problem seems to be that the salesperson who sold the home said the tree would be trimmed but that sales person is no longer here. The question was if anything was in writing and it was unclear whether it was or not.

A motion was made by George Alexander and seconded by Tony Tremonto to adjourn the meeting was at 2:10PM. Motion passed unanimously.

Respectfully Submitted

Fred Ceruti

Recording Secretary

Joan Sass
Secretary

