

Minutes Bay Indies Homeowners Association, Inc.  
Board of Director's Meeting  
April 14, 2017  
Bay House Arts and Crafts Room

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

Roll Call

Present: John Milne, Joan Sass, Sue Kekel, John McCall, Veronica Wasserman, Tony Tremonto and Carl Kruse

Absent: George Alexander

Approval of March 17, 2017 Board Meeting Minutes

A motion was made by Tony Tremonto and seconded by Veronica Wasserman to approve the minutes of the March 17, 2017 Board of Director's Meeting. The motion passed 7 to 1 with John McCall abstaining due to the fact that he was absent for the March 17, 2017 meeting.

Treasurer's Report – Carl Kruse

Carl went over the expenses included in this report including \$1199.76 in legal fees and \$274.44 paid for members who attended Network for Progress meetings and training sessions in Statute 723. Carl also reported that the association had spent \$5662.21 in legal expenses so far in 2017, due mainly to the possible mediation.

It is important to note here that later in the meeting President John Milne and Sue Kekel both spoke about the training sessions which Carl referred to in his report. John mentioned the amount of mandatory training required of Board members under Statute 723 and how hard the all-volunteer Board works for all residents of the park. Sue spoke of a training session she attended given by an attorney whose practice specializes in representing Manufactured Home Parks at the State level. She was impressed by the presentation and learned a lot of useful information.

Approval of March 17, 2017 Treasurer's Report

A motion was made by Joan Sass and seconded by John McCall to approve the March 17, 2017 Treasurer's Report. The motion passed unanimously.

Correspondence

There was no correspondence to report on.

Committee Reports

Service Committee – Joan Sass

Joan reported that the committee had recently met with community manager Ron Juneman and maintenance manager Larry Quinn. Among the issues discussed were lighting at Indies House. It was reported that management was working with Bob's Electric to make improvements to this lighting and that new lamp posts were ordered but were not yet available since they would be upgrading to LED lighting. Also at Indies House it was reported that the bathrooms and laundry room all needed cleaning, there are torn curtains on the stage and the outside shower was leaking. As for the bike path it was reported that many areas are in need of repaving and some of the lighting is not working. There are also areas of vegetation encroachment throughout the trail. At Bay House it was reported that there were

stains on the rugs, lights not working in the kitchen, ants in the kitchen, many dead tree branches littering the grounds and some loose boards on the decks. Also at Bay House, it was reported that the sauna and fitness room both needed cleaning and the pool area could use a spruce up. Curry House had lights out including the area under the eaves and the bathrooms. Also, the window trim inside could use a paint job and the palm trees need trimming. John McCall reported that management has finally agreed to post signs at the pools notifying guests that they must be wearing wrist bands at all times, and Veronica Wasserman reported that the lamp post on Zacapa was finally replaced and is working perfectly.

#### Membership Committee – Veronica Wasserman

Veronica reported that memberships are still coming in but at a slow pace. She reported that they have been contacting newcomers and that a few of them have joined the HOA. Suggestions have been made to possible move board meeting to evenings or Saturday mornings beginning in October of 2017.

There were no other committee reports.

#### Old Business

Neither park manager Ron Juneman or activities manager Kerri Gibson were available to attend the meeting.

#### New Business

##### Mediation Update – John Milne

John reported that the responses received so far from ELS attorneys have been unsatisfactory and mentioned that more information about the possible mediation would be available in October when the Board meetings resume.

Cancellation of May 5, 2017 Board Workshop and May 12, 2017 Board Meeting-Joan Sass  
Joan explained that the Board normally does not meet in May but the meeting is put on the schedule just in case it is needed. These meetings will be canceled. Sue Kekel will update the web site to reflect this change. John McCall also mentioned that the May 2017 Saturday informational coffee meeting has been rescheduled for Wednesday, May 3, 2017 at 9:00AM in Indies House.

##### SCORE Credit Card Update – John McCall

John reported that the Board would begin to accept credit and debit card payments for dues through the SCORE system. This would make it easier for members to pay their dues without the use of cash or checks, which many people no longer use. Veronica Wasserman went on to report that at Wells Fargo Bank there may be a better system available and that the committee is looking into various options to get this system up and running.

##### Saturday Morning Board Meeting on October 21, 2017 – John McCall

In an effort to increase attendance at meetings and make the meetings more accessible to members and residents the Board will try out having a meeting on Saturday morning, October 21, 2017 at 10:00AM in Bay House. This is an attempt by the HOA to try and get more residents and members to attend the meetings.

#### Placing Membership Application on Web Site – Sue Kekel

Sue reported that very soon the MOA membership application will be available on the web site. She stressed that the site is up and running and is very informative with updates, announcements, past minutes of meetings and many other features. Residents and members are urged to visit the web site at [www.bayindies.org](http://www.bayindies.org).

#### HOA Newsletter and/or Door to Door Solicitations – John Milne

John discussed the possible addition of an HOA Newsletter, stating that this might be a way to inform residents who cannot make it to the meetings about the activities of the HOA. He stated that another way to inform residents about HOA activities would be door to door visits. He stressed that the members of the Board are all volunteers who work very hard for members and residents alike here at Bay Indies. Joan Sass also reminded those present at the meeting that the Board still has a vacancy and that there has been one application so far. She encouraged members to mention this to anyone who might be interested in serving. The selection of the Board member will be postponed until October, 2017 when activity resumes.

#### Resident Comments to the Board

##### Mary Bibus – 923 Freeport West

Mary reported that two of the homes on her street are using AIRB&B and illegally renting their homes on a nightly basis. She has actually had strangers walk into her home mistakenly thinking it was the one they had rented. She reported that she had filled out an RCF about this and was told by the office that they had addressed the situation. Since then, however, more renters have appeared on her street. Joan Sass stated that Mary, the Bay Indies Compliance Officer, has been notified about this by the Service Committee who first discovered this activity and went on to explain that this activity is a large part of why the HOA is considering mediation with ELS. She suggested that Mary do an RCF each and every time she notices this activity. Mary said that she has been writing down license plates of the renters and that there have been 10 different groups renting these homes throughout March and April. Joan suggested that Mary do another RCF and include all of these license plate numbers on it.

##### Sharon Jackson – 928 Nogoya West

Sharon commented that she had put an announcement on the “Next Door Bay Indies” web site saying she was looking for a rental unit for her daughter. She said the response was good.

The meeting was adjourned at 2:30PM

Respectfully Submitted

Fred Ceruti

Recording Secretary

Joan Sass

Secretary

