

Minutes of Bay Indies Homeowners Association, Inc.
Board of Directors' Meeting
November 10, 2017

The meeting was called to order by President George Alexander at 1:30PM.

Roll Call

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

Absent: Michelle Erb

Approval of Minutes of the October 21, 2017 Board of Director's Meeting – Joan Sass

A motion was made by Joan Sass and seconded by John McCall to approve the minutes of the October 21, 2017 meeting. Motion passed unanimously.

Treasurer's Report – Carl Kruse

Carl gave a brief overview of the accounts held by the HOA and stressed that the entire report would be posted on the HOA Web Site once it was approved. He spoke especially about the Certificates of Deposit held by the HOA which will reach maturity in January and April of 2018.

Approval of October, 2017 Treasurer's Report – Carl Kruse

A motion was made by Carl Kruse and seconded by Veronica Wasserman to approve the October, 2017 Treasurer's Report. Motion passed unanimously.

Correspondence – There was no correspondence to report on.

Committee Reports

Service Committee – Joan Sass

Joan reported that the Service Committee has been meeting with management monthly and with the regional manager from ELS quarterly. Topics covered include lighting, overgrown bike trail and drainage ditches, and any other issues brought up by residents in RCF's. The lighting issue which has been at the forefront of the committee's complaints for several years has been exacerbated due to the effects of hurricane Irma. Also, ELS is bringing in personnel to conduct 360 degree inspections of all properties in the park. The Indies Spa, a never ending subject of concern due to its not working properly, will be addressed, but the work is extensive and will require permits from the City of Venice. Those concerned about the unusable spa and the lack of an Activities Director being a reduction of services need to understand that management is working on both of these issues and as long as the spa is being worked on and an active search is being conducted to find an Activities Director these cannot be construed as a reduction of services. Joan stressed that her complete report will be in the Bay Indian.

Membership Committee – Veronica Wasserman

Veronica outlined the many opportunities where residents had the opportunity to pay their dues. She also thanked all of the present members for their support and urged all members to encourage their friends and neighbors to join. Finally, Veronica stressed the importance of all members getting their waivers signed and making sure their email addresses were up to date.

There were no other committee reports.

Old Business

Community Manager Ron Juneman and the Activities Director were unavailable to attend the meeting.

New Business

Mediation Update – Joan Sass

Joan briefly outlined the mediation process noting that changes to the rules and regulations and short term rentals were still being actively discussed. She noted that meetings with the attorneys were being scheduled for later in November. Since the HOA was still in mediation with ELS no other specific information could be shared.

Rent Reviews / Statutory Meeting – George Alexander

George explained that at the meeting on October 23, 2017 with ELS the committee wanted to go over the 171 rent questions which had been previously submitted to management. Unfortunately, management was totally unprepared to offer any discussion on these topics so all parties present agreed to an extension of the statutory meeting until November 13, 2017. It is interesting to note that management claimed that Bay Indies was their only park which actually questions rent increases. The HOA is hoping that all rent questions will be settled before the new rents go into effect on January 1, 2018. George went on to explain this difficult process which took he and Tony Pinzone over 26 hours to complete, largely because ELS would not provide market rate information to the committee in a timely manner. Joan Sass also commented that by law all HOA's are required to do this. ELS is of the opinion that they can hassle us and make the process difficult because they claim that Bay Indies is their only park that actually does this. (See public comment section for more on this)

Public Comment

Mark Richich – 964 Freeport E

Mark questioned management's statement that Bay Indies is the only ELS park that bothers to check the rents. He stated that he had recently moved to Bay Indies from another ELS owned park, was involved with the HOA at that Park, and that the HOA at his previous park also questioned rents annually.

The meeting was adjourned at 1:50PM

Respectfully Submitted,

Fred Ceruti
Recording Secretary

Joan Sass
Secretary