

Minutes of the Bay Indies Homeowner's Association Board of Directors' Meeting  
December 15, 2017

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

Roll Call: Present: Joan Sass, George Alexander, Veronica Wasserman, Tony Tremonto, John McCall, Sue Kekel, Mark Richichi Absent: Carl Kruse

Approval of November 10, 2017 Board of Directors' Meeting

A motion was made by Joan Sass and seconded by John McCall to approve the November 10, 2017 Board Meeting minutes. Motion passed unanimously.

Treasurer's Report – John McCall for Carl Kruse

After a brief overview of the treasurer's report a motion was made by John McCall and seconded by Sue Kekel to approve same. Motion passed unanimously.

Correspondence

The only correspondence reported was a Christmas card received by Veronica Wasserman from the Board's Insurance Company.

Committee Reports

Service Committee – Joan Sass

The Committee met with Community Manager Ron Juneman and Maintenance Manager Larry Quinn on December 1, 2017. Topics discussed included common areas, RCF's, and the anticipated completion dates for many projects were discussed. All lighting issues were to be addressed by December 8, 2017 but it was noted that Bob's Electric would be present on the property until all of the electrical issues were resolved. The Indies Spa repair was also discussed and it was noted that due to the work necessary, city permitting was required. Finally, Joan reported that trees in the park would be trimmed beginning on December 8, 2017. Joan ended her report by again reminding all residents to fill out an RCF if they noticed any issues.

Membership Committee – Veronica Wasserman

Veronica began her report by thanking the Service Committee for their hard work and noting that the street light by her home on Zacapa was finally repaired after 4 years. Veronica and the committee have been working on membership and thank all of those who have joined, asking that current members encourage neighbors and friends who have not yet joined to do so. Veronica also thanked her whole committee for their hard work.

There were no other committee reports.

Old Business

Community Manager Ron Juneman was unable to attend the meeting. Since no one has yet been hired for the Activities Manager position no one was here from that office.

New Business

Nomination of Mark Richichi to be appointed to the Board – Veronica Wasserman

A motion was made by Veronica Wasserman and seconded by Tony Tremonto to nominate Mark Richichi to the HOA Board of Directors. Motion passed unanimously.

Motion to Accept the Resignation of Michelle Erb

A motion was made by Sue Kekel and seconded by John McCall to accept the resignation of Michelle Erb from the HOA Board of Directors, effective immediately. Motion passed unanimously.

#### 2018 Rent Reviews and Statutory Meeting with ELS – George Alexander

George Alexander, Joan Sass and Tony Pinzone met with ELS and went over the 171 questions which the HOA had concerning the new rental amounts for 2018. The HOA was most interested in the dates when the new residents moved in. ELS provided an example which was illustrative of the entire process and which answered most of the HOA's question. This led the committee to conclude that there was no reason to go to mediation over any of these rent issues. It must still be noted that ELS made this process, which is a statutory requirement, exceedingly difficult for everyone due to their reluctance to cooperate with the HOA. The first scheduled meeting was forgotten about by management, the second just a sampling of what the issues really were, demonstrating a process of stonewalling that was coming from the very top of the corporate ladder.

#### Mediation Update – Joan Sass

Joan explained that the HOA Negotiating Team per Statute 723 has been meeting with attorneys trying to resolve disputes over rules and regulations and short term rentals. While being unable to go into detail, Joan noted that the next meeting was scheduled for February, 2018 and hopefully a favorable response would be forthcoming.

George went on to discuss the current situation concerning Comcast. While the park management negotiates with Comcast residents are getting billed for basic cable which is, per the Bay Indies Prospectus, included as part of the rent paid by residents. George reported that the HOA is monitoring the situation and encouraged residents to continue filling out RCF's about this.

While no one in attendance signed up to speak during the public comment portion of the meeting, President George Alexander extended an informal invitation to anyone in attendance who had a question to ask it. Kathy McGibbon noted that at her previous residence they brought in a corporate consultant from Comcast to explain changes to the service. George explained that it was not possible for the HOA to do this and that only Park Management could. Darr from Kingston Way wanted to know if anything was being done about the coyotes. Mark Richichi commented that at his previous park Florida Fish and Wildlife was called in and informed residents that there was no way to control the coyotes and that nothing could be done.

George Alexander reminded everyone that All Clubs Day was to be held on January 10, 2018 from 10AM to Noon in Indies House.

A motion was made by Joan Sass and seconded by Sue Kekel to adjourn the meeting at 1:50 p.m. and go into executive session. Motion was passed.

The public session resumed at 2:05 p.m. A motion was made by Veronica Wasserman, seconded by John McCall to appoint Kathy Gormley to the Board as of today, December 15, 2017. Motion was unanimously carried.

Respectfully submitted,

Fred Ceruti, Recording Secretary

Joan Sass, Secretary

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