

Minutes of the Bay Indies Homeowner's Association, Inc.
January 12, 2018
Bay House Arts & Crafts Room

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

Roll Call

Present: George Alexander, John McCall, Kathy Gormley, Carl Kruse, Mark Richichi, Joan Sass, Tony Tremonto, Sue Kekel and Veronica Wasserman

Absent: None

A motion was made by John McCall and seconded by Kathy Gormley to approve the minutes of the December 15, 2017 Board of Director's Meeting and the Executive Session minutes. The motion passed unanimously.

Treasurer's Report – Carl Kruse

Carl presented his report to the Board stating that the totals shown for the end of December 2017 exactly match the totals shown on the 2017 annual report. A motion was made by Carl Kruse and seconded by Veronica Wasserman to approve the treasurer's reports. Motion passed unanimously. Carl then went on the report on the Certificate of Deposit which the Board has at Synchrony Bank and which was due to mature on January 24, 2018. Carl made a motion that the Board invest the proceeds of this CD, which totals approximately \$82,700.00, with Synchrony Bank with a new one year CD which would earn approximately 2% APR interest. The motion was seconded by Kathy Gormley. John McCall questioned whether or not the interest rate would rise for this CD during its term if interest rates overall went up. Carl stated that there would be no adjustment to the interest rate until the CD reached maturity. The interest rate would remain the best available at the time of the purchase. The motion passed unanimously.

Correspondence

The only correspondence reported was by Veronica Wasserman who received a copy of a letter from ELS which was sent to Park Manager Ron Juneman showing that the HOA is co-insured with management under their policy.

Committee Reports

Service Committee – Joan Sass

Joan reported on the last meeting the committee held with ELS management which was held on December 1, 2017. The meeting covered the usual topics including lighting, spa repair at Indies Pool, and setting deadlines for the work to be completed. It was reported that almost all of the electrical problems in the park have been resolved. The committee will meet again with management on February 2, 2018 which will be a quarterly meeting attended by the regional manager. Joan spoke about a meeting held on January 9, 2018 on the topic of Comcast and stated that this issue would be discussed in more detail at the February meeting. Finally, Joan stressed the importance of resident complaints being handled through the use of an RCF and explained the procedure,

commenting that this is the official way to let ELS and the HOA know about any complaints residents might have.

Membership Committee – Veronica Wasserman

Veronica reported that the membership drive is ongoing and that the committee is in the process of sending out dues reminders and a letter to residents. She reported that the HOA had almost 300 dues paying members and thanked those who have already joined and asked all members to encourage friends and neighbors to join as well. George Alexander commented that the HOA is the resident's only authorized representative in the park.

Old Business

Ron Juneman, park manager, was not available to attend the meeting and as yet there has been no permanent activities manager hired.

New Business

Comcast Update – George Alexander

George reported that the HOA has recently met with Ron Juneman, Park Manager, Jason Hernandez, Regional Manager and Eric Zimmerman, Regional Vice-President on this topic. The negotiations between ELS and Comcast seem to be hinging on an old agreement which granted Comcast a monopoly on cable service in Bay Indies. In exchange, Bay Indies was given basic cable service free of charge. This agreement has now expired and Comcast is asking that ELS begin to pay the monthly limited basic service fee of \$26.45 per home in Bay Indies. George explained that this is the negotiation going on at the present time between ELS and Comcast. The HOA asked that residents be kept informed on the progress being made with this negotiation. Look closely at future editions of the Bay Indian to get possible updates on this. It was noted that Comcast has issued some credits to residents being charged for this service.

Rental Rate Verification – George Alexander

George also spoke about the verification process completed by the HOA ensuring that all residents were indeed paying the correct rental amount for their lots. The problem the HOA ran into was in not being given the dates that new residents moved into the park. This issue was finally resolved and the HOA was able to verify that rent amounts were correct. The HOA has also asked ELS to extend the current contract on rental increases for another two years. The ELS response to this was that they would check with their attorneys but did not hold out much hope that this would be done, so the HOA has requested that negotiations begin soon on a new contract. Joan Sass noted that the ELS Regional Vice-President rarely visits parks but did come here for a meeting with the HOA because of the seriousness of some of the issues being discussed. He also praised the Bay Indies HOA for the way the group has dealt with management to resolve outstanding issues, stressing that the Homeowner's Association has shown professionalism and not confrontation.

Nomination Meeting Update – George Alexander

George explained that Statute 723 required the HOA to hold a nomination meeting 30

days prior to the annual meeting in order to get nominations for officers. The Board has four openings due to terms ending and resignations but no one showed up for the meeting.

The incumbent nominations are as follows:

George Alexander – Running for a three year term beginning in February of 2018 and ending in February of 2021

John McCall – Running for a three year term beginning in February of 2018 and ending in February of 2021

Mark Richichi – Running for a three year term beginning in February of 2018 and ending in February of 2021

Kathy Gormley – Recently appointed to the Board to fill a vacancy and running for a one year term beginning in February of 2018 and ending in February of 2019

A motion was made by Joan Sass and seconded by John McCall to accept these nominations. Motion passed unanimously.

There were no nominations from the floor.

George Alexander again noted that elections will be held at the annual meeting on February 13, 2018.

Mediation Update – Joan Sass

Joan briefly recapped the mediation which began in 2016 and mainly covers the topics of short term rentals, rules and regulations and rental increase notice irregularities. At present the HOA is meeting with lawyers, looking over documents, and the mediation will hopefully come to a conclusion shortly.

George then went over the Capital Expenditures planned by ELS for 2018. The HOA submits a wish list each year to management. This year the HOA made 9 suggestions for possible Cap-X projects. Four of our suggestions are being done. At present the scheduled Cap-X projects planned for 2018 include the following. Curry House Bath Renovations, Replacement of Bay House outside deck area, ongoing electrical repairs and upgrades, replacement of damaged or faded street signs, Indies House PA System, Continues road and path repaving, pool furniture, curtains on Indies House stage area, replacement of most equipment in the gym, and repair of some bocce courts due to poor drainage. The HOA has also asked for remodeling of the Indies House kitchen, new tables and chairs for Indies House, and lights for the pickle ball courts. These items are not scheduled for 2018 but hopefully will be included in 2019.

Public Comments

Karen Gerner – 446 Andros

Karen noted that the light on Andros by the creek was damaged by Irma and is still not working. The discussion revolved around how long some lights were not working, ranging from 6 months to three years. Joan Sass noted that the HOA has been following up and is now getting fairly firm commitment dates on repairs. Karen also reported on

the deteriorated condition of the Gazebo structure by the creek, noting that she has talked to Larry Quinn, the maintenance director, who said it was scheduled to repairs. She wondered if residents could form a committee and do the repairs, but the Board felt that ELS would not allow this due to liability concerns, also stating that these are things that should be covered by our rent.

The topic of an Activities Director was brought up. Residents wondered if not having a permanent one was a reduction in services. Joan Sass said that it was not, ELS had hired someone for the job who did not work out. They are now using temps to fill the position while they search for a permanent replacement.

Lynne Girard from Orinoco East

Lynne stated that she had no idea when she purchased her home that tree trimming was the renter's responsibility. She said she has called the office about this but has gotten no response. The Board said that trees were the tenant's responsibility but that the park had been going around and taking care of trees damaged by Irma. It was suggested that Lynne fill out an RCF so that her tree could be added to the list to be evaluated.

The daughter of Bob Krupa from 914 Inagua filled out an RCF concerning a street light not working. She was informed that Bob's Electric was scheduled to resume electrical repairs on January 24, 2018.

A motion was made by Joan Sass and seconded by Mark Richichi to move into executive session. The motion was unanimously passed.

The public session reconvened at 3:00 p.m.

There being no further business or discussion, the meeting adjourned at 3:05 p.m.

Respectfully submitted

Fred Ceruti
Recording Secretary

Joan Sass
Secretary