

Bay Indies Homeowner's Association, Inc.
Board of Directors Meeting
February 9, 2018

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

Roll Call

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

Absent: None

Approval of Minutes

A motion was made by John McCall and seconded by Sue Kekel to approve the minutes of the January 3, 2018 Budget Meeting, the January 10, 2018 Nominations Meeting and the January 12, 2018 Board Meeting and Executive Session. Motion passed unanimously.

Treasurer's Report

Carl presented the treasurer's report to the Board and a discussion was held. It was reported that one of the Board's certificates of deposit matured and earned interest of \$1022.22. Carl also reported that this CD was rolled over at Synchrony Bank and the new interest rate is 2%. A motion to approve the treasurer's report was made by Carl Kruse and seconded by Kathy Gormley. Motion passed unanimously.

Correspondence

President George Alexander shared a letter received from the Network for Progress and he urged Board members to read it.

Committee Reports

Service Committee – Joan Sass

Joan reported that the February 2018 meeting with the Regional Manager needed to be rescheduled but the committee did meet with manager Ron Juneman and maintenance manager Larry Quinn on February 2, 2018. The Service Committee monitors the common areas, bike path and monitors resident RCF's that are referred to HOA for follow up. The committee is also happy to report that at long last most of the lighting issues at the Park have been corrected.

Membership Committee – Veronica Wasserman

Veronica reported that the Membership Committee has collected 156 new memberships since January 1, 2018. She thanked all of those who have joined for their support and asks all members to encourage friends and neighbors to join the HOA.

Old Business

The Community Manager and the Activities Director were not available to attend the meeting.

New Business

Comcast Update – George Alexander

George reported that the HOA sends weekly requests to both the park manager and the regional manager for updates on the Comcast situation. At this time there is nothing new to report. The old contract between Comcast and ELS provided basic cable to all residents free

of charge but this contract has expired. At the present time Comcast and ELS are negotiating this, but most customers are now being charged for this basic cable service. Our attorneys have advised us that this is a reduction in services if it is not resolved. At this time the HOA has no information on the status of the negotiations but will notify members as soon as any information is available.

Annual Meeting – George Alexander

George announced that the Annual Meeting will be held at Indies House at 7:00PM on Tuesday, February 13, 2018. This meeting will include the election of officers.

Mediation Update – Joan Sass

Joan reported that the committee has been meeting with ELS and the attorneys concerning the ongoing mediation but that at this time there is nothing that can be reported on. The next meeting is scheduled for February 19, 2018 at the attorney's office. Joan also explained that the lack of an activities director cannot be considered a reduction in services because ELS is actively searching for someone to fill this position. In the meantime they have been staffing the activities office with temporary employees. It should be noted that at this time there have been 85 applicants for this difficult position and to their credit ELS is working hard and looking for just the right person.

Member Comments

Joe Rivers – 915 Xanadu W.

Joe recently purchased a new TV and when hooking it up was informed by Comcast that he was in possession of two boxes. He only has one box at this home. Comcast customer service advised him to check with the HOA. Joe was advised that this is a stock answer from Comcast but it is not the solution at Bay Indies because residents here do not own the land and therefore the HOA has nothing to do with Comcast issues. Joe was advised to visit the Comcast office directly in order to clear up this problem.

Gerri – 981 Antigua E

Gerri wondered if the lot rent was going to be reduced since residents were no longer receiving the free basic cable service specified in the prospectus. The HOA stated that they are working hard to get an answer on this from ELS. Joan Sass noted that no action has yet been taken by the HOA because ELS is actively negotiating with Comcast at the corporate level to come to an agreement on this topic.

The meeting was adjourned at 1:55PM.

Respectfully Submitted,

Fred Ceruti
Recording Secretary.

Joan Sass
Secretary