

Minutes of the Bay Indies Homeowner's Association, Inc.
Board of Directors' Meeting
March 9, 2018
Bay House Arts & Crafts Room

The meeting was called to order at 1:30PM by First Vice-President Veronica Wasserman.

Roll Call

Present: Veronica Wasserman, Sue Kekel, Joan Sass, John McCall and Kathy Gormley

Absent: George Alexander, Mark Richichi and Tony Tremonto

Approval of February 9, 2018 Board Meeting minutes

A motion was made by Sue Kekel and seconded by Kathy Gormley to approve the February 9, 2018 Board Meeting minutes. Motion passed unanimously.

Treasurer's Report – Kathy Gormley

A brief treasurer's report was presented by Kathy, after which a motion was made by Joan Sass and seconded by John McCall to approve the report. Motion passed unanimously.

Kathy then spoke about a CD which will be maturing on March 20, 2018 and gave her opinion on how to reinvest it. A motion was made by John McCall and seconded by Joan Sass to reinvest the CD with Synchrony Bank for a period of one year. Motion passed unanimously.

Correspondence

There was no correspondence to report on. A message was given from President George Alexander that he had received an email informing that a Network for Progress meeting would take place on March 18, 2018.

Committee Reports

Service Committee – Joan Sass

Joan reported that the last meeting between the committee and ELS was a very productive one, attended by the ELS Regional Manager, the community manager and the maintenance manager. The subject of new washers and dryers for the laundry rooms was brought up. Community Manager Ron Juneman was afraid that if larger machines were installed it could cut down on the number of machines in the laundry rooms and might constitute a violation of the Prospectus. It was decided that this would not be the case and management is looking into updating the machines in the laundry rooms. The common areas were also discussed and the committee is happy to report that after a few years of struggling the lighting issues in the park are definitely improving. Also discussed were the 2018 Cap-X improvements planned for 2018 which include painting the interior of Indies House, new equipment for the gym and an enclosure for the dumpster at Bay House. John McCall reported that the fence surrounding the mechanicals of the Indies House Spa was being built and all chairs and lounges at the pools were being power washed on the top and the bottom. Sue Kekel reported that two new ceiling fans and lights had been installed in the Indies House kitchen.

Membership Committee – Veronica Wasserman

Veronica reported that membership was increasing and thanked everyone for their support. She asked all members to urge their neighbors and friends to join the HOA.

Old Business

Community Manager Ron Juneman was not able to attend the meeting but did send a message that they were hoping to have an announcement by March 15, 2018 concerning the hiring of a new Activities Director.

Comcast Update – Joan Sass

This ongoing problem is being aggressively addressed by the HOA whose Board members have met with Comcast representatives and the ELS Regional Manager and Executive Vice President. ELS is actively looking at options and will meet with the HOA on March 20, 2018. Lawyers for the HOA have stated that if the free Basic Cable is not restored it would definitely be a reduction in services.

Mediation Update – Joan Sass

The Committee has met with the lawyers for ELS and has again brought up the issues of short term rentals and rules and regulations. At the last meeting both the regional manager and the community manager were there. Another meeting is planned and we are hoping for a resolution.

Approval of Resignation of Carl Kruse

A motion to approve the resignation of Carl Kruse from the Board, effective February 14, 2018 was made by John McCall and seconded by Joan Sass. Motion passed unanimously.

Public Comments

Ralph Villaniece – 957 Windemere East

Ralph and his wife have been Bay Indies residents for one year and commented on how much better the park has been looking. This was even noted by their guests who complimented them on this. Ralph stated that he felt that the HOA had a lot to do with this and thanked the Board for all of the work they do to make Bay Indies a better place to live.

The meeting was adjourned at 1:50PM

Respectfully Submitted

Fred Ceruti

Recording Secretary

Joan Sass

Secretary