

Minutes of the Bay Indies Homeowner's Association, Inc.
Board Meeting
April 13, 2018

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

Roll Call

Present: Veronica Wasserman, George Alexander, Joan Sass, Sue Kekel, Tony Tremonto and Kathy Gormley

Absent: Mark Richichi, John McCall

A motion was made by Joan Sass and seconded by Kathy Gormley to approve the March 9, 2018 Board meeting minutes. Motion passed unanimously.

Treasurer's Report

Kathy Gormley gave a brief overview of the CD's that the HOA has at Synchrony Bank. She noted that the latest CD was renewed for a year at the interest rate of 2.05 percent and will mature in March of 2019. A motion was made by Sue Kekel and seconded by Tony Tremonto to approve the Treasurer's Report. Motion passed unanimously.

Correspondence

There was no correspondence to report on.

Committee Reports

Service Committee – Joan Sass

The Service Committee met with the Community Manager and the Maintenance Manager on April 5, 2018 and discussed problems at all of the common areas. The Curry House renovations are scheduled to begin on May 18, 2018 and the Bay House deck replacement will begin shortly after this. The roads in the community will be striped when there is less traffic and road and trail paving will begin at this time too. There have been a few problems with the fountains in the lakes but those have been addressed and all fountains are operating at this time. Finally, Joan stressed that anyone having a problem need only to fill out an RCF with their concerns and make sure the HOA gets a copy. Management has assured us that the RCF's are kept strictly confidential.

Membership Committee – Veronica Wasserman

Veronica reported that due to the 2018 membership campaign dues paying membership has increased in 2018. Veronica wanted to thank all members for their joining the HOA and also a special thanks to members of the HOA for manning the sign up tables, especially at the Saturday coffee hours, and to Mark Richichi and Tony Tremonto for delivering all membership cards and welcome packets. Finally, the Membership Committee thanks everyone who has joined and asks all members to encourage friends and neighbors to join too.

There were no other committee reports.

Old Business

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

New Business

Mediation Update – Joan Sass

The committee recently met with the ELS Regional Manager and the Regional Vice-President concerning the current problem with Comcast. This topic has now become part of the HOA negotiations and mediation. Rules and regulations are being exchanged and the next meeting will be on April 20, 2018.

Network for Progress – George Alexander

George reported that he and Kathy Gormley and Joan Sass attended a meeting on April 12, 2018. The meeting was very informative with questions and answers and 15 ELS parks represented. A hot topic at the meeting was the proposed changes to statute 723 which will not be very good for residents of parks. We are being asked to write letters encouraging our representatives not to vote for this legislation which at this point has been tabled. The HOA is encouraging lots of protest over these changes. Joan Sass noted that the proposed changes include new rules and regulations on election procedures, enforcement of aspects of the prospectus and binding and non binding arbitration. Kathy Gormley stated that the meeting was very informative for people living in parks like Bay Indies.

Other Comments from Board Members

George Alexander

George reported that at this time 99% of the residents of Bay Indies are over the age of 55. He also discussed the various CapX improvements scheduled for 2018. The Board has been asked by management for a “wish list” of improvements they would like to see. George asked Board members to email him with their ideas for possible improvements here at Bay Indies. George also noted that the big thing on everyone's wish list is new chairs for Indies House. Finally, George reported that at this point there were no HOA meetings scheduled for May. HOA meetings will resume in October.

Public Comments

Wes Lillibridge – 941 Inagua West

Wes came to the meeting to ask about motorcycles in Bay Indies. He noted that in February of 2018 he purchased a three wheel cycle and has ridden it out of the park approximately 5 or 6 times. He recently received a letter stating that he would be subject to eviction if he continued to ride in the park. Wes admitted that when he purchased his home he knew about the motorcycle rule but never thought it would be enforced in this way. He met with a reluctant Ron Juneman, park manager, who simply stated that “rules are rules” and Mr. Lilibridge has written to upper management about this. Wes wanted to know where he might start to initiate a rule change on this topic. Joan Sass commented that unfortunately this is a rule here that has affected many others in the past and a rule that ELS is not willing to change. She stated that what Wes was looking for was an exception to the rule and that would depend on how the cycle is registered.

Pat Weis – 1264 North Indies Circle

Pat complained that the buildings are very cold and that this especially was noticed in Indies Hall during Bingo. She has submitted an RCF about this and wondered about the status of it. Joan stated that the problem has been brought to Larry Quinn's attention but that there were still complaints about the cold, especially in Indies hall. Joan said that she would email Larry

about this again and try to get it resolved.

Jerry Bowling – 432 Zacapa

Jerry had three topics to discuss. He stated that he had been away and upon his return he found about the Comcast situation. He wondered why Comcast was no longer offering free basic cable and was told that this topic was now part of mediation and that not too many details could be given about it. His second topic was about the rats and what ELS was doing about them. He was told that it was up to homeowners to secure their own residences and that ELS was not going to do anything further than taking care of the common areas and club houses. And finally, Mr. Bowling discussed a problem he encountered at the Curry Pool. This pool is set aside for lap swimming from 7 to 10AM every day. Recently when he arrived at the pool for his lap swimming there was a woman in the pool who was just floating around. When Mr. Bowling told her that the pool was reserved for lap swimming during that time period she became offended and a confrontation ensued. She said that the sign did not say “only” lap swimming. At this point Community Manager Ron Juneman happened to walk by and when Mr. Bowling approached him with this dispute Mr. Juneman refused to get involved and advised Mr., Bowling to “handle it himself.” At this point Mr. Juneman got in his car and left, leaving Mr. Bowling to wonder exactly what Mr. Juneman's job was here at Bay Indies. Joan Sass advised Mr. Bowling to fill out an RCF since it is clear that the Curry Pool is set aside daily from 7 to 10AM for lap swimming only. Finally, Mr. Bowling stated that he felt Mr. Juneman was totally ineffective as a community manager and was not doing the job he was hired to do.

The meeting was adjourned at 2:30PM.

Respectfully Submitted
Fred Ceruti
Recording Secretary

Joan Sass
Secretary