

Minutes of the Regular Meeting of the Board of Directors
Bay Indies Home Owners Association, Inc.
Friday, January 8th, 2010

The meeting was called to order at 1:30 p.m. by President Richard Welch.
Roll Call: Anthony Pinzone, Bill Meiter, Tony Tremonto, Joan Sass, Hank Curran, Merle Landau, Don Archer and Quentin Crouch.

The minutes of the December 11, 2009 meeting had corrections as follows: On Page 3 second line, the correction from “dues by March 30th should be changed to January 31st”. The second correction is on Line 4 of the same paragraph, should read “Tony Tremonto also had some suggestions and no action was taken.” 3 lines up from that same paragraph was a “t” to be removed (typo). The special meeting of Jan. 6th, 2010 needs to have a lower case on the words webmaster company (which was capitalized). Following these corrections there was a motion by Don Archer, seconded by Hank Curran to approve the minutes. Motion was carried.

Treasurer’s Report: Mr. Archer reported the December 1st through 31st balances as follows: The Money Market balance \$109,531.76 which included interest earned and dues deposit. Checking Account balance \$3,458.81 after disbursements of \$57.73 for a combined balance of \$ 12,990.57. Mr. Pinzone suggested that after each check disbursed it show the date of same for the future. A motion was made by Mr. Curran, seconded by Mr. Crouch to accept the report. Motion was carried. The membership drive will be from Jan.11 to the 30th. A separate account of \$ 100,000.00 from the general fund into CD’s was recommended at the previous meeting. Hank Curran reported on his findings at local banks. He recommended that the Board stay with TIB with their two rates- of 12 month and 24 month with the larger amount being put into the 24 month CD. After discussion a motion was made by Merle Landau and seconded by Don Archer that we take Mr. Curran’s recommendation to invest in CD’s at TIB bank as follows: \$25,000.00 be placed in the 12 month CD and \$75,000.00 in the 24 month CD. Motion was carried.

CORRESPONDENCE:

Mr. Welch reported that our legal firm, Becker & Poliakoff is holding a leadership conference again this year. It is beneficial for new members to attend. It will be February 13th at the Hyatt Regency in Sarasota at 9 or 10 a.m. with coffee and lunch. Mr. Pinzone mentioned that in the past they have been very informative. Hank and Bill Meiter volunteered to go and Anthony suggested making reservations for four since there will be newly elected people to our Board on Feb. 11th.

Coordinating Council: Mr. Welch reported the meeting was very well attended. A.J. was there and introduced Gary Hamlin the new Recreation Director. An issue came up at the meeting about emergency response. A suggestion that the Park or Coordinating Council look into the purchase of defibrillators. Whoever uses it, can be covered by the company insurance. Discussion followed regarding the cost and if it is a requirement of the Park. Many plaudits went to all who worked on decorations in the Park for the holidays.

Information Coffee Hour: Mr. Welch will report at the Coffee Hour 1/9/2010 the need for candidates for the Board, the Newsletter, the Bylaws and the vote to accept the Bylaws. Mr. Welch then explained what a Board members job would be. Mr. Pinzone also stated that without a Homeowners Assoc. we as individuals could not buy the Park if it ever became available. People should step forward and take the lead . The Association is the only legal representation for the community and it is imperative to keep it in tact. It is a critical election year.

A resident from the Park, John Milne of 1208 N. Indies Circle said that many residents he has spoken to question the payment of dues and they are alarmed at the number of vacant properties in the Park. The amount of depreciation on our existing homes is a worry to people and they are wondering if it would even pay to insure their homes. It behooves the Association to inform the residents on these issues. Another resident Bob Campione, of 1284 Indies Circle said that he has found that some resident's attitudes about the Association seem to be that they shouldn't have to join as ELS does what they want anyway. It was pointed out that we have been successful in our relationship regarding the new contract and try to work with the management.

Legislative Committee: Mr. Curran reported Nancy Detert, filed a Bill that was used last year. It is a low bill number. Anthony Pinzone and he reviewed the bill and had a few very small changes. A companion bill in the House of Representatives helps and we have a northern Representative willing to support this companion bill in the House along with our Representative Doug Holder. Discussion followed about Chapter 723 and what we are trying to get included in 723. Mr. Pinzone explained: the right of first refusal, binding arbitration, and the right to purchase our park alone and not in a bundle (several parks all together for sale) are the items we hope to include.

Service Committee: Mr. Welch reported that AJ interfaces very well with the committee. BI has a new Operations Mgr.who is overseeing the maintenance staff. They have talked about CapX - for 2010 and 2011 as an example, they will add street lights to the whole park like the ones at the entrance and the old lights they take out will be put in areas that need lighting. The Regional Manager, Judy and VP Jeff Fanon have requested a meeting every quarter. A list of names and addresses of new people in the Park is being provided which has not happened in several years.

Communication Committee: Joan Sass reported the Newsletter will be ready to come out next week. Attached to the Newsletter will be the By-Law changes that need to be approved. There will be a ballot attached, one vote per lot, and they need to be returned to the Logans home by Jan. 26th. The Newsletter is distributed door to door by an all volunteer staff.

Membership Committee: Don Archer said his report was covered under the Treasurer's report.

Comprehensive Plan Review: Mr. Welch said he has heard nothing from Town Council regarding this review to include affordable housing in the plan.

Bylaws Committee: Mr. Welch reported that they will be distributed with the Newsletter and we need 50% of people living in the park to say yes. There is one vote per lot. We need this done by the Annual meeting in February.

The Standards Committee: Mr. Welch reported that he has suggested that this be postponed until after the Annual meeting. A.J. is in agreement that they need to be discussed and updated. It sometimes takes a year or better to complete.

SWFL Water Management Flood Plain: Mr. Welch reported that this was an article in the Gondolier regarding revision of the flood plains and Bay Indies is cited in the article showing 40% of the homes in the flood plain area. This is a concern. Bill Meiter went to a meeting Wednesday at City Hall. It is not an immediate need but we need to keep up on it. A representative may come to our next Board meeting with some information.

Alliance of Park Residents: Hank Curran says the APR is pushing the Legislative proposal and there is a question whether the FMO will support the Legislation.

Mr. Welch sent a letter to MHC restating the Bay Indies Homeowners Assoc. interest in purchasing the Park. It was mailed on Jan. 2, 2010. Discussion followed regarding the Park purchase for the future and although no motion was made the suggestion was that it is time to call in Bill Gorman, real estate consultant to find out the parameters of purchasing the Park.

All Clubs Day: A reminder that All Clubs' Day is January 13th and we need representation on our table – collecting dues and passing out literature from 9 to noon.

NEW BUSINESS:

The Proposed Budget for 2010 was offered by Don Archer. We need to recommend approval of this budget before it goes to the membership at the annual meeting on Feb. 10th. Hank Curran made a motion that we recommend to the membership the budget that we have proposed showing our revenues \$42,640.57 less our expenditures of \$36,850.00 which should leave a balance of \$5,790.57. Tony Tremonto seconded the motion and it was carried.

Mr. Pinzone then said that Mr. Archer had to prepare a balance sheet to be presented to the Board which is really a financial statement of the Operation for the 2009 year. Mr. Archer must submit to each board member this balance sheet via E-Mail prior to the annual meeting for their approval. A motion was made by Joan Sass seconded by Don Archer that this financial statement of Operations be submitted for approval to each board member for their approval before the annual meeting. Motion was voted and carried.

A motion to adjourn was made by Hank Curran, seconded by Merle Landau and carried. The meeting adjourned at 3:35 p.m.

Respectfully submitted,

Cynthia Shepard
Recording Secretary

Joan Sass
Secretary