

Bay Indies Homeowner's Association, Inc.
Board of Director's Meeting
October 12, 2018

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

Roll Call

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

Approval of the April 13, 2018 Board Meeting Minutes

A motion was made by Joan Sass and seconded by Veronica Wasserman to approve the above referenced minutes. Motion passed unanimously,

Approval of the September 30, 2018 Treasurer's Report

The Treasurer, Kathy Gormley, gave a detailed accounting of the Treasurer's Report which is available to view on the HOA web site. The total of all HOA accounts as of September 30, 2018 was \$116,566.96. A motion was made by Sue Kekel and seconded by Veronica Wasserman to approve the Treasurer's Report. Motion passed unanimously.

Correspondence – There was no correspondence to report on.

Committee Reports

Service Committee – Joan Sass

Joan reported that the committee met with the Bay Indies manager and maintenance manager on September 28, 2018. Reports on all common areas were submitted and discussed, along with arrests of any Bay Indies residents if there were any. There was a long discussion of the ongoing light outages which showed a problem of coordination between Bob's Electric and FPL. In other news, the laundry room upgrades may be on track and if so, will probably happen on or around January 1, 2019. These upgrades will include new, improved and larger machines. In addition to this, some of the bocce courts are being renovated at this time. It was also discussed that any landscaping problems in the park do not fall under the purview of a Complaint Form. Complaints about landscaping must be submitted directly to the Office which goes directly to the landscaper. It must be further noted that the HOA has no control or input on any landscaping issues. Finally, in October the Service Committee meeting will be a quarterly one with the ELS Regional Manager. The Service Committee is presently in the process of scheduling this meeting.

Membership Committee – Veronica Wasserman

Veronica wanted to thank everyone for their ongoing support of the HOA and to announce that the 2019 membership drive has begun. She reminds all residents that the HOA is their ONLY legal representative and that dues can be paid at all meetings, at the Saturday "Coffees," Via the HOA mailboxes or by using the application included in the Bay Indian.

Old Business

Ron Juneman, Bay Indies community manager was not available to attend the meeting. Donna Wright, Bay Indies' Activities Manager attended the meeting just to get an idea of the kind of business conducted there. The Homeowner's Association welcomes Donna to Bay Indies as Recreational Director.

New Business

On July 8, 2018 Board Member Mark Richichi submitted his letter of resignation. A motion was made by Sue Kekel to accept Mark's resignation and was seconded by Joan Sass. The motion passed

unanimously. Sue Kekel noted at this time that the Board now has two openings.

Age Verification Report – George Alexander

George reported that the HOA had requested this report from ELS and that it shows at this time that 98% of the homes in Bay Indies are occupied by persons at least 55 years of age. Despite the statutory 80/20 rule, Bay Indies is at 98% 55 years of age or older.

Property Tax Verification – George Alexander

George was happy to report that the pass through tax being charged to all residents of Bay Indies is correct according to the Sarasota County Tax Assessor.

Rent Verification – George Alexander

Another function of the HOA here in Bay Indies is to go over the rents being charged to each and every homeowner and ascertain that these rent charges are correct. This is a tedious and time consuming process. In 2018 the HOA uncovered 72 rent discrepancies which were ultimately corrected. The HOA is happy to report that for 2019 there are no issues regarding rent amounts. George also noted that in 2017-2018 there were 106 new residents in Bay Indies, and in 2018-2019 there are now 211 new residents, an increase of around 56%. So it is safe to say that homes are selling here in Bay Indies.

Partial Withdrawal of 1 year CD – Kathy Gormley

Kathy reported on the latest attorney bill presented to the HOA concerning the ongoing mediation between the HOA and ELS. She made a motion that \$12,000.00 be taken from the smaller of the two CD's held by the HOA in order to pay the attorney fees accrued during the mediation process with ELS. Kathy's motion was seconded by John McCall and approved unanimously by the Board.

Bay Indies as a Polling Place – George Alexander

George reminded everyone that last year the use of Bay Indies as a polling place was discontinued due to liability concerns. Community Manager Ron Juneman has since looked into this and has recommended that the use of Bay Indies as a polling place be re instituted. With the approval of Ron, the HOA has contacted the Sarasota County Board of Elections to begin this process. Unfortunately it will not be possible to have the polling place here for the November 2018 election, but hopefully in the future voting will return to Bay Indies. George also noted that this election has many amendments which can be confusing to voters. In order to clarify them, the League of Women Voters has prepared a hand out explaining the amendments in detail and the HOA has copies of this publication available to any resident who would like one.

Resident Comments

Ed Taylor – Ed is a new resident here at Bay Indies who purchased a home but was dismayed that he was unable to see any of the documentation concerning residency here at Bay Indies, including the prospectus, rules and regulations, and the like, prior to closing on his new home. Joan commented that while this is unfortunate, the HOA has no control over this since homeowners here at Bay Indies do not own the land. Ed felt that as a prospective homeowner buyers should be able to see pertinent documentation ahead of time. Joan commented that, unfortunately, nothing in Statute 723 addresses this topic.

The meeting was adjourned at 2:10PM

Respectfully Submitted
Fred Ceruti
Recording Secretary

Joan Sass, Secretary

