

Bay Indies Homeowner's Association, Inc.
Minutes of Board Meeting
January 11, 2019

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

Roll Call

Present: George Alexander, Veronica Wasserman, Tony Tremonto, Joan Sass, John McCall, Sue Kekel, Dan Clark, Jane Lang and Kathy Gormley

Absent: None

Approval of December 14, 2018 Board Meeting Minutes – Joan Sass

A motion was made by Joan Sass and seconded by Dan Clark to approve the minutes of the above referenced meeting. Motion passed unanimously.

Approval of the December 31, 2018 Treasurer's Report – Kathy Gormley

Kathy presented a detailed treasurer's report for the Board's approval, a copy of which is included here. A motion was made by Veronica Wasserman and seconded by Sue Kekel to approve the treasurer's report. Motion passed unanimously.

Correspondence – George Alexander

George reported on two letters he received. The first was to notify the Board of an upcoming "Networking for Progress" meeting being held on January 13, 2019 at Forest Lake Estates in Zephyrhills, FL. The second letter was to confirm that Venice Mayor John Holic will speak at the HOA's annual meeting on February 12, 2019 at 7:00PM in Indies Hall. The mayor's topic will be *Strategies to address Venice's problems in 2019*.

There was no other correspondence.

Committee Reports

Service Committee – Joan Sass

Joan reported that the Service Committee met on December 13, 2018 with community manager Ron Juneman, maintenance manager Larry Quinn and ELS regional manager Jason Hernandez. All reports on the condition of common areas were discussed and the committee is happy to report continuing improvement here at Bay Indies. The lighting problems continue to improve and even the regional manager agreed that the gazebo at the back of the park is in bad shape and will become part of the 2019 CAPEX budget. The condition of Curry House is still a concern and the regional manager agreed on this as well after touring the facility. Serious damage from a leaky underground pipe has been reported. All in all, Joan agreed that the committee reports are definitely making a difference.

Membership Committee – Veronica Wasserman

Veronica reported that the 2019 membership campaign is moving steadily along. Kathy Gormley, John McCall and Veronica will meet to finalize the letters going out for the 2019 campaign and are hopeful that mailed and emailed letters will be sent out by the

middle of January, 2019.

There were no other committee reports.

Old Business

Neither Community Manager Ron Juneman nor Activities Manager Donna Wright were available to attend the meeting.

New Business

Nominations Meeting Update – George Alexander

George reported that the following nominations were put forward at the nominations meeting held on January 8, 2019.

The incumbent nominations are as follows:

Sue Kekel – Running for a three year term beginning in February of 2019 and ending in February of 2022

Jane Lang – Running for a three year term beginning in February of 2019 and ending in February of 2022

Kathy Gormley – Running for a three year term beginning in February of 2019 and ending in February of 2022

Dan Clark – Running for a two year term beginning in February of 2019 and ending in February of 2021

There were no nominations from the floor.

George again noted that elections will be held at the annual meeting on February 12, 2019 at 7:00PM in Indies Hall. A single vote for these candidates will be cast by Secretary Joan Sass.

Motion on Certificate of Deposit maturing January 24, 2019 – Kathy Gormley

After researching CD rates at various banks Kathy made a motion that the HOA's CD be rolled over at Synchrony Bank for a period of 12 months at an interest rate of 2.75%.

The motion was seconded by Veronica Wasserman. Motion passed unanimously.

January 26, 2019 Concert Series Concession Stand – Dan Clark

Dan has volunteered to coordinate this activity and the HOA will have two stations serving refreshments at the concert. Other Board members who will be helping out are George Alexander, Tony Tremonto, Sue Kekel and Kathy Gormley. Since the Mid West Club will be the first group to do this Dan will follow up with them after their concert to get feedback. Proceeds from the sales, after expenses, will be donated to Veteran's Memorial Park for needed improvements.

Board of Elections; Polling Place Update – George Alexander

George has been working with the County in an effort to bring the polling place back to

Bay Indies, working with Ron Turner from Sarasota County. ELS has approved the polls coming back to the Park and Ron Juneman will work with the county and notify them what will be needed for this to happen, including an insurance policy from the County. John McCall noted that the City of Venice has a local election scheduled for November of 2019.

2019 CAPEX Update – George Alexander

George reported that as usual the HOA was asked to submit suggested improvements to be done at the park in 2019. Unfortunately the HOA's top requests, a new kitchen and new chairs for Indies House, were not approved by ELS. Some of the scheduled projects include paving of streets, sidewalk replacement by Indies House, new curtains for the stage at Indies House, new pool bathrooms for Bay House and renovation of the spas at Bay House and Curry House. Ron Juneman would not give out too much detail but likes to save them for his speech at the January Informational Coffee meeting.

Age Verification Report Update – George Alexander

George reported that 99% of homes here at Bay Indies have at least one resident over the age of 55. He also noted that when the new rules and regulations go into effect the minimum age for Bay Indies residents will be raised from 30 to 40.

Other Notes of Interest

George Alexander noted that Bay Indies would be hosting open houses with seven homes currently for sale. There are some old homes available and also a few brand new homes which are being priced at \$104,000. George also noted that the ad states “sale or rent” and wondered if ELS was back in the rental business. Manager Ron Juneman told George that Bay Indies will continue to phase out rentals and that there were likely some errors in the ad and that perhaps George misunderstood the ad. Dan Clark commented that the ads are probably generated at the corporate level and Joan Sass felt that Ron should have checked out the ads himself before thinking that George had misunderstood. Dan did comment that rental amounts for homes available in the park have gone up recently and that there were single wide homes renting for \$1100.00 per month.

There were no questions from members of the public in attendance.

The meeting was adjourned at 1:58PM.

Respectfully Submitted

Fred Ceruti

Recording Secretary

Joan Sass, Secretary