

Bay Indies Homeowners Association, Inc.
Board of Directors' Meeting
February 8, 2019

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

Roll Call

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

Absent: Veronica Wasserman

Approval of the January 2, 2019 Budget Meeting minutes, the January 9, 2019 Nomination Meeting minutes and the January 11, 2019 Board Meeting minutes.

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

Treasurer's Report – Kathy Gormley

Kathy presented a detailed report on all accounts and CD's as well as all debits and credits to the Association's accounts. A detailed report on this is included with these minutes. A motion was made by Jane Lang and seconded by Joan Sass to approve the January 31, 2019 treasurer's report. Motion passed unanimously.

Correspondence

President – George Alexander presented an email he received from the Network for Progress group going over their last meeting with upper management executives from ELS. He encouraged all Board members to read the email which contains lots of valuable information.

Sue Kekel – Sue told of an email she received thanking the HOA for all they do and for the email sent out as part of the membership drive.

Committee Reports

Service Committee – Joan Sass

Joan reported on the monthly meetings with Bay Indies management and the quarterly meetings with ELS upper management that the Service Committee takes part in. The committee monitors common areas throughout the park. While the lighting problems have definitely improved the biggest problem now appears to be Curry House, which was damaged by serious flooding and will require major clean up and repairs. The new washers and dryers are still being discussed and ELS is actively looking for a new supplier willing to take on this. The Committee also expressed concern over the large red wagon full of trash which appears to be making its way traveling throughout the park. Management's explanation for this was that a new trash area is going to be built somewhere in the park and the traveling wagon is to help determine the size and location of this area. The gazebo at the back of the park was discussed. All agreed that it is in dire need of repairs and the money for these repairs has been put into the 2019 Cap-X budget, and finally, homes damaged by Hurricane Irma which have not yet been repaired are being identified by the new compliance officer and their owners are being cited.

Membership Committee – Sue Kekel

Sue reported that the big mailing has gone out and so far the response to it has been favorable. The January “Saturday Coffee” was very productive for membership and many applications have been sent in as a result of the campaign. All in all, Sue reported that the mailing was successful. There were 78 letters returned but the committee is looking into this.

Old Business

The community manager and the activities director were unable to attend the meeting.

New Business

Concert Series Concession Results – Dan Clark

Dan reported that the HOA had a profit after expenses at the January 26, 2019 show of \$60.00 which has already been donated to the Veteran's Park committee. Any left over water etc. will be sold to the next group who will be selling at the concert. Dan thanked George Alexander, Sue Kekel and Tony Tremonto for helping man the concession stand.

Board of Elections Polls Update – George Alexander

George reported on the ongoing attempt to get the polling place moved back to Bay Indies. He has been in contact with Ron Turner at the Board of Elections and the next step is for them to meet with ELS in order to try and finalize this move. Bobby Walker at the Board of Elections is now in charge of this but has been out on sick leave. Hopefully he will begin the process when he returns to work.

Motion to accept the resignation of Veronica Wasserman from the Board – John McCall

A motion to accept the resignation of Veronica Wasserman from the Board, effective immediately, was made by John McCall and seconded by Kathy Gormley. Motion passed unanimously.

Cap-X Update – George Alexander

As in the past, the HOA submits suggestions to management outlining improvements they would like to see made at the park. George reported that in January and February he sent letters to community manager Ron Juneman asking that the HOA be notified as to which improvements were being scheduled for 2019. He received no answer but Ron did make announcements about the scheduled improvements at the coffee hours. Some planned improvements include the Curry pool heater, the Bay Pool spa and restrooms, concrete pads for spectator bleachers by the bocce courts, Indies House stage curtain replacement, Curry House repairs, drainage ditch improvements, new golf carts for staff, and paving of walking/biking path. Tony Tremonto asked if any money was put aside for a fence at the front of the park on Ridgewood Avenue. George reported that this idea has been abandoned by ELS because the City of Venice turned down their plan. George is going to check with the city and look into this.

Annual Meeting on February 12, 2019 – Jane Lang

Jane reported that the annual meeting would begin at 7:00PM and would include elections of Board members and a talk by Venice Mayor John Holic.

George Alexander went on to announce upcoming meetings for February and March, 2019 and also described Board member speaking assignments for upcoming Saturday Coffees and Coordinating Council Meetings.

The meeting was then opened up to questions and comments from residents.

Donna Horne – 439 Zacapa

Donna read a letter she composed and sent to management describing a serious issue taking place right in her own “back yard” so to speak. The issue concerns transients who have been congregating behind her home since 2015. This problem has become so serious at this time and includes homeless individuals sleeping in the shed and in the area behind a neighboring home located at 430 Zacapa. Donna has called the police and reported this problem to the office, but it appears one of the trespassers

is the son of the homeowner and brings his crew there, using the shed behind the house as a place to sleep. The homeowner claims he does not want them there but does nothing to make them leave. Donna described in her letter that on the morning of February 6, 2019 this group began yelling and screaming right outside her windows. The police were called and the office notified, but she feels that the owner of 430 Zacapa is condoning this situation. The HOA encouraged Donna and others in the neighborhood to continue to call the police and notify the office each and every time these trespassers show up. The HOA is also going to look into this situation.

Ron DeGroot – 914 Eleuthera W

Ron is a brand new resident of Bay Indies who wanted to know if ELS shares the dollar amounts they spend on maintenance and improvements with residents or the HOA. Joan Sass responded that they did not do this and that neither residents nor the HOA had any legal right under Statute 723 to know this or to suggest which improvements were made or how ELS spent their budget. Joan did note, however, that the HOA through the Service Committee did work with management on problems in the park.

The meeting was adjourned at 2:25PM

Respectfully Submitted
Fred Ceruti