

BBPOA BOARD MEETING 5/1/19

Meeting came to order at 2pm at 314 Lands End St.

Members present: Tom Mikulastik, Mike Socha, Donna Hyde, Joellen Simmons, Deedy Studer.

Guests present: Karen Davenport, Sherri Otto, Pat Enstrom

1. Review of the 1st quarterly financial statement.

Joellen Simmons reported that she has obtained all dues and special assessments, along with late fees, except for two homeowners with late fees remaining. The total income is \$105,624.51 for the quarter, total expenses for the quarter are \$13,519.24. It was moved and seconded, and approved by the entire Board to move \$50,000 to the Vanguard fund. An appointment was made for 1:30 5/3/19 at Wells Fargo Bank for Joellen Simmons, Tom Mikulastik, and Karen Davenport (taking over as Treasurer), to sign forms to be able to sign checks, apply for Bahia Bay credit card in their names, and to move the money into the Vanguard account.

The budget Administrative expenses were explained to Karen Davenport, who asked what was included in this area. She suggested that the Bookkeeper and CPA have a separate code, so it is easier to clarify.

2. Review of submitted restatements/amendments to the current Covenants and By-laws.

Tom M. has been sending copies of the Covenants/By-Laws to 15 homeowners at a time, and sending responses and suggestions to the Board members. When all responses are collected, and at least 87 Owners have agreed they will vote yes to change, they will be sent to the lawyer. We have agreed to have the Covenant meeting after the Annual meeting next February.

3. Discuss development expansion plan of the HOA to include land owners on Lands End, Windjammer, Estes Drive, and Ocean Drive. A committee will be set up to contact Owners individually to get their opinion about joining the Bahia Bay subdivision. With no canal access, a low or no fee would be assessed.

4. Committee reports and budgets.

A. Landscaping – Budget \$16,500 for improvements, Board agreed to increase the lawn maintenance from \$6,000 to \$7000, when it was learned that mowing the newly cleaned up area between Business 35

and Windjammer would increase right of way expenses. Tom M. requested for Pat Enstrom to get a written agreement for cutting right of ways and what properties would be included.

- B. Security – Budget is \$500. Pat Enstrom gave report, and asked about signs that are needed. NO WAKE signs are needed in the canal and at the barge canal entrance, to remind all boats to slow down. Signs are also needed for surveillance notifications throughout the streets in the neighborhood. Pat stated that all signs are approximately \$100, but came in different sizes that could affect the cost. Tom M. stated that he would like to stay within the budget at this time, but to get more information for the Board to look at.
- C. Seagrass – No report.
- D. Bulkhead – Report sent to Mike Socha was given by Joellen, whose husband is chair of the committee. As of April 22nd the committee has spent \$37,710 with a balance of \$28,341. They paid \$1800 for repairs to the entry north Gate wing wall; and \$18,000 on pilings at 202 and 204 Lands End, as well as \$17,910 on the respective bulkheads. A bulkhead repair is also scheduled for 209 Windjammer this year, and adding more bolts to the wing at the entrance. Budget started at \$66,051. It was discussed and agreed with the Board, that the new procedure for approval before checks are written for payment, that bills are sent to Mike Socha as the committee Director, for his signature. Tom M. and Mike Socha will meet with the committee to clarify the new procedure.
- E. ACC – No recent approvals were needed. Home continues to be built on Windjammer.

5. Old Business

The Wind residence was discussed. It is now in litigation with TWIA, but cannot be torn down because it is evidence in suit. TWIA wanted the family to repair the home, but the family and the county felt the home was condemned and needed to be torn down. No resolution date is in sight. Sherri Otto had contacted the City Inspector, and will again to see if the county has any recourse.

6. New Business

- A. Speed control was discussed. Ed McQueen is working on rumble strips to slow traffic. He is looking at placement and costs.
- B. Tom M. will send more non-compliance letters for those who continue to not comply with requests for cleaning curbs, lights in front of homes,

- boats and/or cars staying on driveways. Many Owners have complied since letters were first sent out.
- C. The County is planning on putting a drainage pipe from Hwy 35 to our canal the first part of 2020. We need more information as to how Homeowners on Lands End will reach their homes during the transition phase.
 - D. We have two Board of Directors positions open. Karen Davenport was nominated, motion moved and seconded by all Board members to replace Joellen Simmons as our Treasurer. Karen is on the ACC and plans to also remain on that committee.
We need a replacement for our Secretary, Deedy Studer, but no one has volunteered as yet.

Respectfully submitted,

Deedy Studer, Secretary