Bahia Bay Board Meeting: April 4, 2024

Attendees: Tom Mikulastik, Ted Bolzle, Rick Rothwell. Virtually: Jason Downing, Karen Guilik

First item on Agenda – Bubble Curtain

Ted Bolzle provided an update on his bubble curtain research. He walked the property where the line could be run – the property line between the Ueling property and the Davenport property. The line would be run from the street along the property line and then along the face of the bulkhead to the platform where the machine would sit. The next step is to contact the Davenports to secure their permission. Tommy (electrician) will then start electrical line. There is a $7500 deposit to order and get materials needed. Total costs estimated are as follows:

Curtain (incl labor) $13515.01

Electrician 3000.00

AEP fee /Meter 1500.00 (based on Tom’s experience with his 2 houses)

Tom: Is county permission required?

Ted: Electrician should take care of that – he had worked on Palm Harbor

Tom: Tells Jason not to pay $7500 until Davenport approval secured. Tom will call Davenport

Second Agenda Item – Moving to a management company

Two companys being looked at: JellyBird ($499/mo + $250 Startup) and HOALife ($82.92/mo or $995/mo) . Jason recommends HOALife because it is cheaper and our HOA probably doesn’t need a full service management company. If it doesn’t work out after 6 months or a year, we can drop out.

Tom: Most of the need is for member complaints.

Ted: What is impact on HOA fees – can our current $399 dues pay for JellyBird ($6K/yr)?

Tom: Thinks can be worked into budget….but water, electricity, etc. increasing and HOA dues have not been increased in many years. It would probably only take ~ $50 increase per lot with our 123 lots.

Rick: BBPOA’s real struggle is to get folks involved. Perhaps a management company could shift responsibility for handling complaints away from the BOD who gets the “Bad Guy” label.

Tom Initially seems to lean to JellyBird option.

Jason: HOALife has a communications portal that allows for communication to all residents. We might also want to set up a private Facebook page. $6,000/year for Jelly Bird would certainly require raising yearly dues.

Rick: Many of residents are of the “Old School” mentality and don’t like going online – they will probably continue to call BOD. Who will own HOALife?

Jason: I will with Tammy’s (his wife’s) help. Rick volunteers to help if told what to do.

Tom: Patsy currently manages the webpage. The HOALife access to the webpage will require a sign-up….trying to get all residents to sign up will be a challenge

Jason: HOALife can send communications to all in the community…they will be able to see their dues payments, etc

Tom: If Jason responsible, I am ok with HOALife. Many residents don’t answer or read their email.

Jason: I will check further into HOALife before committing.

A vote of the board was then taken with all agreeing to go with HOALife after Jason does further checking which he estimates to take place in 2 weeks.

Tom agreed to send one letter out addressing both the bubble curtain and the management software issues.

Ted: Tarkington needs to be contacted regarding his bulkhead/cap repair.

A discussion followed regarding missing panels in the wall between our canal and the Intracoastal. Tom recommended Ted call Davenport as he got the gate repaired earlier. Jason said his dock construction guy (D C Docks) probably could do the repair.

As a final item, Tom said he would send a letter to those who still have not paid their dues. He would give them 10 days and then begin charging interest. Jason and Rick agreed to call those people for Tom.

Meeting was then adjourned.

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