Board of Directors Meeting Minutes
December 2nd, 5-7pm
Location: TAT Civic Association-3210 Darlington Rd., 34691

Attendance:

Austin Smith, President

Aurelia Miller, Vice President

Rene Griesmer. Treasurer

Pat Riley (Zoom), Secretary

Alen Bradaric (Absent), Member at Large

Meeting was called to order at 5:07 p.m. by A. Miller and seconded by A. Smith. All in favor and none opposed.

A} Minutes of July 17, 2022 Meeting. P Riley reviewed minutes. A Smith indicated that the discussion and information about Preservation of the Covenants and Restrictions needs to be added to minutes. It was decided to approve the minutes with the provision that this information be added to the minutes under Additional Discussion/Comments. (Revised minutes for July 17 are attached). Motion to approve by A. Smith and seconded by A. Miller. All in favor and none opposed.

B} Treasurer Report

* 1. R Griesmer reviewed current profit & loss Budget Performance FY 2022-2023. No issues with the budget. R Griesmer added some comments which should help in understanding some line items. Motion to approve by A Smith and seconded by A Miller.
	2. R Griesmer reported that all homeowners have paid their 2022/2023 Annual Dues
	3. R Griesmer reported that the *Achieva Credit Union* Banking Requirements for updating new BOD Officers has been completed.
	4. R Griesmer reviewed benefits of joining CONA. The meetings are schedule every 3rd Wednesday of each month at 10:15am for $41.50 a year. Board Members will rotate attendance depending on availability. Motion to approve by A. Miller and seconded by A Smith. All in favor and none opposed.
1. President Report
	1. Guardhouse
		1. Engineering Report - Engineering report that was completed on March 20, 2022 by Florida Builders Engineers & Inspectors, Inc. Roger Morales, MSEng, SI, HI, by was reviewed. R Griesmer indicated that the report was commissioned so that we would be in compliance with the 40 year Florida law in view of the Miami condo collapse. The report indicated that there was extensive damage to both the structure and cupola and recommended the building be demolished and replaced. BOD agreed to ask for consolidated bids to covered the following options:

Repair the structure replacing the Cupola

Repair the structure eliminating the Cupola

Demolish and rebuild the structure with and without the Cupola

* + 1. Review Bids (See Attached) – the current bids were reviewed and it was agreed that they were not comprehensive or detailed enough
		2. Determine Next Steps – R Griesmer, accessing the Pasco County list of approved contractors, will research and create a new list of contractors. P Riley will create a Request for Proposal to be used for soliciting bids
	1. Update Regarding Attorney Meeting. A Smith and R Griesmer reviewed their conversation with the attorney, however we are still awaiting the attorney’s written report. In addition, A Miller agreed to do some internet research on this subject.
	2. Update on Location of Storing Files (Paper Documents and Transferring Records to New Board) – Based on the cost involved it was decided not to change the current procedures. Item is complete.
1. Community Update
	1. New Lot Owners-Lot 4, Spencer and Mary White, and Lot 18, Charles Devries
	2. Nominate BOD to Attend Quarterly Harbor South Leadership Council meetings. R Griesmer stressed the importance that a Board member attend these meetings. Once the next date is announced, a group text will be sent out, and based on availability a Board member will attend.
	3. Community Garage Sale-Scheduled Jan 21 from 8-2, Posted on Community Board & Website. Emails were also sent to those homeowners who gave us email addresses.
	4. Update On Lots of Concern – A Miller filed a report on the county web site about the condition 2 vacant lots, she also reminded BOD to file the repot as an HOA board member. R Griesmer indicated that letters had been sent but there was no response.
2. Carry Over Items to Be Discussed At A Later Date
	1. Pond – Shipwatch Drive
	2. Fence
	3. Sand Bay Cul-De-Sac Improvement
	4. Revitalization
3. Vice-President Report
	1. Website Miller indicated that flyers for the Christmas get together have been placed on the site. She had also posted information from November 2022 Harbor South Leadership Council Meeting. In addition, she had sent emails to all the web site signees indicating that new information was available.
4. Secretary Report
	1. BOD Meeting Logistics. The following are the dates for the next meetings. Time and location to be Determine – January 20th, February 17th, March 24th, April 14th. Annual Meeting will be tentatively held on April 22nd.
5. New Business
	1. Current Attorney Retainer Agreement Due by February 28, 2023
6. Public Comments None
7. Adjourn Meeting Motion to adjoin meeting at 7:04pm by A Miller and seconded by A Smith. All in favor and none opposed