Sand Bay Homeowners Association, Inc,

P.O. Box 3076

Holiday FL 35961

Board of Directors Revised Meeting Minutes

July 18th 2022 at 6:00 p.m.

Location: 3137 Shipwatch Drive

Attendance:

Austin Smith, President

Aurelia Miller, Vice President

Rene Griesmer. Treasurer

Pat Riley (Zoom), Secretary

Meeting was called to order at 5:59 p.m. by A. Smith and seconded by A. Miller. All in favor and none opposed.

A} Minutes of June 1, 2022 Meeting. A Miller reviewed minutes. Motion to approve by A. Smith and seconded by R. Griesmer. All in favor and none opposed.

B} Treasurer Report

a. 2022/2023 Budget Revision – R Griesmer reviewed minor revision due to misclassification of existing money within existing categories. No impact to budget. Restated budget included in handout. Item completed.

b. June 2022 Profit and Lost Budget Performance Monthly FY 2022-2023. Reviewed by R. Griesmer. Approved by A Smith, and seconded by P Riley. All in favor and none opposed.

c. Status of Past Dues. Two homeowners have not paid. R. Griesmer will start late due processing

d. Lots 23 and 44. Discussion was held about what if any options are available to re-include these lots within the Association. A Smith and R Griesmer will follow up with our attorney.

C} President Report

 Task for New Board

1. Schedule time and date for new Board member to update signatures on banking instruments. Discussion held with necessary Board members and date agreed to.
2. Update State of Florida Filling for new Board Members. Completed by R Griesmer.
3. Method of transferring files to new members. Discussion took place of various methods that could be used in place of paper transfer. A Smith will look into different options including cloud storage and give an update at next meeting.
4. Discussion took place regarding the 2 lots that dropped off during the 2018 revitalization. Various opinions and ideas were put forth but it was decided that A Smith and R Griesmer will follow up with attorney.
5. Guardhouse. After a discussion it was decided that D Griesmer will establish a committee with the mission of obtaining a minimum of 2 quotes necessary to repair/replace the Guardhouse.
6. Pond on Shipwatch Drive. Discussion took place about the status of the pond. It was agreed that a committee should be established to review all the current information that is available. In the interim, A Smith will continue to follow up on the issue
7. Pond Drainage – See item f.
8. Fence – All issues including but not limited 75/25 split and repairs will be reviewed and discussed in future meeting.
9. Sand Bay Cul de Sac improvements – This issue will be discussed at future meetings
10. Location of Storing paper Files – This issue was briefly discussed. More discussion and research are necessary.

D] Vice President Report – A Miller gave an update on the Web Site

E} Secretary Report

a. BOD Meeting – P Riley raised the issue that the location for future Board meetings needs to be determined. Will continue to provide Zoom link.

F} Board Member Open Position

a. Member at Large. With the resignation for G. Malfa, Alen Bradaric has requested nomination for vacant Member-at-Large position. Motion to approve by A. Smith and seconded by R. Griesmer. All in favor and none opposed.

G} Additional Discussion/Comments.

a. A Smith proposed that the Board meet on a quarterly basis. After some discussion, this was agreed to with the stipulation that a special meeting could be called when necessary.

b. Preservation of the Covenants and Restrictions. .A Smith led a discussion on the requirements and regulations covering the issues surrounding the changes to Florida law regarding the Preservation of the HOA Covenants and Restrictions. It is mandatory that the board discuss these issues at the first meeting of each year. Since we have recently completed a Revitalization, we do not need to do a Preservation this year.

H} Schedule of new Board meeting

a. Meeting was tentatively scheduled for 10/27 at 6:00. Location is to be determined. R. Griesmer will follow up on available space in the neighborhood for this meeting.

I} Adjourn Meeting. Motion to Adjoin Meeting at 8:27 by A Smith and seconded by R Griesmer. All in favor and none opposed.