

MINUTES

Sand Bay Homeowners Association Board of Directors Meeting

Date: July 15, 2023

Carol Malfa called the meeting to order at 8:33 AM.

IN ATTENDANCE

Board: Carol Malfa, Austin Smith, Tom Wibert, MaryKay Zimmerman;

Alen Bradaric excused

Guest: Glenn Zimmerman

APPROVAL OF MINUTES

Minutes from June 4, 2023, were read and approved.

Minutes from Annual Meeting of April 22, 2023, were read and approved.

PENDING SALES IN COMMUNITY

Lot 22, 2249 Sand Bay Drive has a written offer to purchase.

Lot 21, 2253 Sand Bay Drive. According to family manager of Estate, the home has a written offer to purchase.

Tom expressed his concern over the street appearance of several homes in our neighborhood. He is proposing that we add to our Covenants a clause which will provide a means to manage standards of home exteriors. This would apply only to new purchases in our community. He will check with Pasco County rules and draft wording accordingly for Board review.

WIX WEBSITE

Carol created a new account for our HOA. User costs are \$16/month (\$192/year). Board members are currently unable to devote time toward maintaining the site. Karen Edwards had expressed her desire that we have a means of communication within our neighborhood. Austin suggested that Karen be invited to maintain the website. Carol will contact her.

BOARD MEMBER CERTIFICATION

Attendees completed and signed certification forms which will be on file with the president. Alen has yet to submit his form.

STATUS OF HOA DUES PAYMENTS AND BUDGET

As of this date, there are eight HOA lots that remain unpaid. Alen had printed past due invoices which will be sent via certified mail. Viola Kriston has not maintained her agreement of monthly payments. She will be contacted.

HOA LIABILITY INSURANCE

The Policy with Auto-Owners Insurance Company is paid and will be in force from 8/15/23 to 8/15/24.

STATUS OF ESTIMATES FOR POND REPAIR

We are currently waiting for an additional estimate to cover bank repair from Travis Johnston, the HOA maintenance contractor.

STATUS OF ESTIMATES FOR GUARD HOUSE REPAIRS

Repairs are well underway. To date \$514.16 has been spent on materials. The interior was thoroughly cleaned. Trusses have been reinforced, hurricane straps have been installed, tar paper installed, and new cross-members are in place to provide support for the cupola. Work will continue when the weather brings cooler temperatures.

DISCUSSION ON STATUS OF HOA LAW FIRM AND CONTRACT

A contract has been signed with David J. Lopez/Mary Z. Thomas law firm to appoint them as HOA legal counsel.

PROPOSAL BY KAREN EDWARDS TO USE SURVEYPLANET.COM

Carol demonstrated the use of this data collection forum. Permission was granted to Karen to collect contact information for our community.

NEW BUSINESS.

UPDATED HOA MEMBERSHIP LIST

MaryKay created a new Excel spreadsheet.

Discussion to revise Amendment #33 to clearly restrict short-term rentals.

NEXT MEETING

The next HOA Board meeting will be held on Saturday, August 12, 2023, at 8:30 AM. Motion to adjourn was made at 10:39 AM. and was passed unanimously.

Respectfully submitted.

MaryKay Zimmerman
Secretary