

MINUTES

Sand Bay Homeowners Association Board of Directors Meeting

Date: February 17, 2024

Carol Malfa called the meeting to order at 8:30 AM.

IN ATTENDANCE

Board: Alen Braderic, Carol Malfa, Tom Wibert, MaryKay Zimmerman

APPROVAL OF MINUTES

Minutes from January 20, 2024 were read and approved.

STATUS OF FENCE REPAIRS

The fence section along Lot 42 (Trapp) appears to have been secured. Karen obtained a pressure washing and paint estimate in the amount of \$11,800. The board agreed that this is a high estimate as we must keep monies for reserves. Tom will get an estimate for pressure washing and determine how many replacement boards are needed. This could hopefully lead to a community painting day.

STATUS OF HOA DUES PAYMENTS AND BUDGET

Alen provided copies of the Achieva bank statement and the reconciliation sheet and balance sheet. He included small increases in the next year's budget for rising costs. Board agreed to keeping the \$425/month household dues through 2025 budget year. Any leftover funds previously budgeted for guard shack repairs will be moved to pond repairs. Budget approved. Website maintenance must be added to budget items.

Alen Requested the purchase of a locking file cabinet to be kept in guard shack for storage of older HOA documents. Approved.

POND ON SHIPWATCH DRIVE

In addition to putting reallocated funds into the pond, it is being determined if we should obtain estimates from professionals to address pond spillway and embankment.

Status of Lot 23.

The owner refuses to acknowledge this lot is in our HOA. He paid the dues for lot 22, but did not include accrued interest, to date, \$22.51.

HOMES FOR SALE IN OUR COMMUNITY

As of this date, Lot 28 (Long) and Lot 49 (Kriston) are listed for sale. Lot 22 has just been listed, but Carol will notify owner of his agreement to landscape in front yard. Tom pointed out that one change to HOAs is that Estoppel letter fulfillments must be done within 5 days of request, or HOA may not charge the estoppel preparation fee, normally \$250.

An alligator was seen in the Shipwatch pond. Notices were posted on our community board.

The subject of previous tax payments made to IRS was posed. It was agreed that we should research whether payments have previously been made.

The Sand Bay Homeowners Association annual meeting is rescheduled for March 30, 2024 at 10 AM, subject to room availability at the J. Ben Harrill Recreation Complex. Notice of this meeting must be posted at least 14 days in advance of the date. Current Agenda items are budget, board elections, amendments, boat storage, chickens, and pond.

Carol, Alen, Tom, and MaryKay agreed to serve in their current capacities for the coming year.

NEXT MEETING

The next HOA board meeting will be held following the annual meeting.

Motion to adjourn was made at 9:41 AM. and was passed unanimously.

Respectfully submitted.

MaryKay Zimmerman
Secretary