

Sand Bay Homeowners Association, Inc.  
2023/2024 Annual Meeting Minutes  
April 22<sup>nd</sup>, 2023 @ 9:00 a.m.

A Smith – President  
A Miller - Absent (attendance by Zoom)  
R Griesmer – Treasurer  
P Riley – Secretary  
A Braderic – Member at Large

Lot Numbers –Attendance and lot number have been noted

1 -  
2 – Present in Person  
3 – Present by Proxy  
4  
5 – Present by Proxy  
6 – Present in Person  
7 – Present in Person  
8 – Present in Person  
9 – Present in Person  
10 – Present by Proxy  
11  
12  
13 – Present in Person  
14 – Present by Proxy  
15 – Present in Person  
16 – Present in Person  
17 – Present in Person  
18 – Present in Person  
19  
20 – Present in Person  
21  
22  
23  
24  
25  
26  
27  
28 – Present in Person  
29

30 – Present by Proxy

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32

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34

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36

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38 – Present in Person

39 – Present in Person

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45 – Present in Person

46 – Present in Person

47 – Present in Person

48 – Present in Person

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51

52

The Meeting was called to called to order by A Smith at 9:08 a.m. A Quorum was present.

A) Welcome A Smith introduced the current board, and welcomed and thanked those homeowners who were presented.

B) President Report

a. Guardhouse

A Smith reviewed the various issues with the Guardhouse. Bids are still being solicited and we are finding it difficult to find contractors who are interested in such a small job. A Smith indicated that despite the engineering report, the guardhouse could be repaired and did not need to be demolished. Once a contractor is selected, the final proposal will be presented to the membership for approval. There is money accrued from preview years, and additional funds have been allocated in the proposed budget.

b. Pond on Shipwatch Drive

A Smith reviewed the status of the various issues with the pond. Discussion followed and additional issues and suggestions were made by several homeowners. We are waiting for a 2<sup>nd</sup> bid. Once the bidding process is complete, we can determine what the next steps are.

We have limited funds accrued for this project, but there are additional funds allocated in the proposed 2023/2024 budget.

c. Fence

- i. A Smith reviewed the Boards current thinking that installing a berm and landscaping would be a cost effect solution to the fence issue. The cost will need to be researched and the county contacted. This was followed by a lengthy discussion as to the numerous issues surrounding the fence. In addition, the 75/25 agreement was once again raised, and R Griesmer reminded all present that according to our attorney, this amendment was only in effect for the two homeowner who signed the original document. The status of the report produced by the fence committee was discussed, and it was decided that a copy of this report, including the names of the people who were on the original committee will be distributed to all the homeowners. It was suggested that a meeting of all the Homeowners on the fence should be set up. There was no consensus among the homeowner present as to the correct action to be taken.
- ii. There was a non-agenda discussion as to the status of the 2 lots that are not part of the HOA. Lively discussions followed. A Smith believes that these two lots will soon be back and included as part of the HOA although we have nothing from our attorney to justify this assumption.
- iii. Pasco County currently has no plans to connect the Coastal Trail north of Strauder-Memorial (sidewalk along fence line)

d. Landscaping Project

- i. Replaced Bougainvillea's with Mandevilla's at both front entrances where they are now prospering. Special mention given to R Griesmer, M Salamone and A Miller for their help.
- ii. Removed dead trees/debris from Sand Bay common area. Focus is to let the hedges grow naturally. S Miller volunteered to shape the hedges
- iii. Damage caused by delivery truck was reimbursed to SBHOA and covered the costs of repairs and some additional work. Special thanks to Mark Salamone for all his help.

e. Community

Property located on Shipwatch/Strauber Memorial sold in August 2022 to an LLC. We have no new information concerning the status of this property and there has been no indication of any work being done.

C) Treasurer Report

- a. R Griesmer reviewed reports from the last fiscal year – the Fiscal End 2022/2023 report, the Profit and Loss Budget Performance report and the Year End Balance Report. Based on the requests from last year, additional comments were added to these reports.

b. R Griesmer review that proposed budget for 2023/2034. Although the budget for some line items needed to be increased, the dues will remain the same at \$425.00 per lot owner.

c. Because of the issues concerning 50 vs 52 lots in the HOA, several members of the community felt that the proposed operating expense should be based on 52 lots not 50 lots. A motion to change the budget to 52 lots was made which will necessitate redoing and redistributing of the new proposed operating budget. Motion was made by Carol Malfa and seconded by MaryKay Zimmerman. The motion passed with objections. In addition, a motion was proposed to transfer \$5000 from the unallocated operating funds (\$8703) to pond maintenance. The motion was made by D Griesmer and seconded by A Braderic. The motion passed with objections.

d. R Griesmer proposed that with the 2 changes referenced above, the 2023/2024 Budget should be approved. The motion made by P Riley and seconded by C Malfa and the motion passed with objections.

D) Community Information - no new information.

E) Web Site Update - A Miller will be resigning from the board, and the new Board will need to appoint someone to take over the maintenance of the Web Site. Money to continue renting the domain name has been included in the new budget. A Miler was thanked for her generosity in personally paying this bill in prior years. K Edwards raised some ideas going forward for the new board to consider to better improve communication. R Griesmer indicated that we now can communicate to the community by the use of email. Most of the homeowners have given consent for the use their email addresses (privacy will be maintained), and the new Board will need to follow up to obtain the missing addresses. A motion was made to thank A Miller for all the time and effort she spent in creating and maintaining the Web Site. All in favor and none opposed.

F) Board Members

a. A Miller, R Griesmer and P Riley are all resigning from the Board. R Griesmer has been training A Braderic on our financial software and he is committed to staying on the board as Treasurer (assuming appointment by the new Board).

b. Motions were put forward to nominate Carol Malfa and MaryKay Zimmerman to the board. The motions were passed.

G) Additional Public Comment/Discussion - a discussion took place between Tom Wibirt and Austin Smith concerning T Wilbirt's inclusion in the HOA.

H) The motion to adjourn the meeting was made at 10:45 by R Griesmer and second by P Riley.  
All approved and none opposed