

MINUTES

Sand Bay Homeowners Association Board of Directors Meeting

Date: June 4, 2023

Carol Malfa called the meeting to order at 12:02 PM.

IN ATTENDANCE

Board: Carol Malfa, Alen Bradaric, Austin Smith, MaryKay Zimmerman

Guests: Gary Malfa, Glenn Zimmerman

APPROVAL OF MINUTES

Minutes from April 30, 2023, were approved.

Minutes from Annual Meeting of April 22, 2023, are still needed.

SUNBIZ UPDATE

The annual report, as well as a payment of \$61.25 to maintain our status within Florida HOA guidelines, was remitted to SunBiz.

BANK ACCOUNT. Alen, Austin, and Carol will meet at the bank to file as signatories for HOA. Alen will acquire a debit card for expediency of future purchases.

BOARD MEMBER CERTIFICATIONS, acknowledging familiarity of our Covenants, Conditions and Restrictions, are yet to be completed and filed with the secretary. MaryKay will attempt to find past paperwork for Alen and Austin.

STATUS OF HOA DUES PAYMENTS

As of this date, there are 20 annual HOA payments not received. Alen will print reminder invoices to those who have not paid. Late fees of \$25.00 are effective June 1, 2023. Beginning July 1, interest will accrue at 18%.

STATUS OF ESTIMATES FOR GUARD HOUSE REPAIRS

There has been difficulty in finding a contractor willing to do the work. Therefore, a member of our community has offered to make the repairs.

STATUS OF ESTIMATES FOR POND REPAIR

Glenn Zimmerman received an estimate of \$12,000 for bank repair and dredging. He will ask Travis Johnston, current landscaper, to provide an estimate if his crew is able to do this job.

DISCUSSION ON STATUS OF HOA LAW FIRM AND CONTRACT

Letter from David J. Lopez/Mary Z. Thomas law firm states their rate is \$275.00/hour and no retainer fee. Carol will contact them to contract as our legal counsel.

DISCUSSION OF HOA WEBSITE

Carol will contact the past webmaster to determine the costs of continuing the WIX App.

NEW BUSINESS.

Tom Wibert paid current dues and is now in good standing.

Wibert proposed that we add an Addendum to Covenants that repairs must be done to a seller's home before the Board will issue the Estoppel. To be discussed further at the next board meeting.

Austin will investigate trenching for irrigation along fence line.

Carol offered to serve as email coordinator.

NEXT MEETING

The next HOA Board meeting will be held on Saturday, July 15, 2023, at 8:30 AM. Motion to adjourn was made at 1:45 PM. and was passed unanimously.

Respectfully submitted.

MaryKay Zimmerman
Secretary