

MINUTES

Sand Bay Homeowners Association Board of Directors Meeting

Date: April 30, 2023

Carol Malfa called the meeting to order at 12:03 PM.

IN ATTENDANCE

Board: Carol Malfa, Alen Bradaric, Austin Smith, MaryKay Zimmerman, Tom Wibirt
Guests: Gary Malfa, Glenn Zimmerman, Karen Edwards, Mark Salamone, Rene Griesmer

APPROVAL OF MINUTES

Minutes from April 22, 2023 will be available at the next meeting.

NEW HOA BOARD member positions were appointed and agreed upon. Carol Malfa, President; Austin Smith, Vice-President; Alen Bradaric, Treasurer; MaryKay Zimmerman, Secretary; Tom Wibirt, Member at Large, upon signature of Agreement with HOA.

BOARD MEMBER CERTIFICATIONS, acknowledging familiarity of our Covenants, Conditions and Restrictions, must be completed.

BOARD DEADLINES. Carol stated the importance of returning to the previous schedules for mailing of dues invoices, and Annual Meeting notifications. Our 2024 HOA annual meeting will be held on March 23, 2024. (Location TBA). Future invoices will be mailed shortly after Annual Meetings, with payments returning to the due date of April 15. For current 2023 dues, Alen will generate invoices (\$425.00 per household) and mailing labels.

Conversation took place regarding allowing monthly payments of annual dues for people who may be struggling on a fixed income. This issue will require further discussion.

POND REPAIRS. We have one outdated estimate, from Foundation Professionals, HOA Budget is \$6,410.00. Austin will contact this company for updated estimate. Tom will contact the Pasco County Extension office for general information on how we should proceed.

GUARD SHACK REPAIRS. Estimates from Red Door Carpentry and Oakhurst Construction will be revisited.

HOA LAW FIRM discussion. Contract has expired for previous attorney. Carol will investigate other law firms who have HOA experience.

NEW BUSINESS.

LOT #44 HOA membership and arrearages. Austin made a motion to absolve homeowner of past dues and move forward to include same as acting member of our HOA. Motion seconded by Alen, approved with majority vote from MaryKay. Homeowner agrees to signing a document to this decision.

The fence 75%/25% ownership issue has been deemed null and void, and repairs have been tabled until pond and guard shack issues are resolved. It was recommended that weed whacking at base of fence line should be curtailed every other month. MaryKay will contact our landscaping company to resolve this issue.

An annual report, as well as a payment of \$150.00 to maintain our status within Florida HOA guidelines, is due to SunBiz by May 1, 2023.

Karen has offered to create a survey and Directory of Sand Bay residents, to acquire e-mail addresses for future ease of communication. In addition, our HOA website passwords and details will be requested from the current webmaster for reassignment of duties.

NEXT MEETING

The next HOA Board meeting will be held on Sunday, May 28, 2023.

Motion to adjourn was made at 2:15 PM. and was passed unanimously.