

MINUTES

Sand Bay Homeowners Association Annual Meeting J. Ben Harrill Recreation Complex-Holiday

Date: March 30, 2024

Carol Malfa called the meeting to order at 10:05 AM.

IN ATTENDANCE

Board: Carol Malfa, Tom Wibirt, MaryKay Zimmerman

Households Represented in Attendance: 22 / Proxies: 2

Attendees By Lot Number							
1		2	present	3		4	
5		6	present	7	present	8	present
9	present	10	present	11	proxy	12	
13	present	14	present	15		16	present
17	present	18	present	19	present	20	present
21		22		23	present	24	
25	present	26		27		28	
29		30	present	31	present	32	
33		34		35		36	
37		38	present	39	present	40	
41	proxy	42	present	43		44	present
45		46		47	present	48	
49		50		51		52	

Year in Review

Carol Malfa related the status of repairs to the guard shack. All rotted upper support structures have been replaced, and hurricane straps were installed. The outside cosmetic work remains to be finished.

Tom Wibirt has agreed to spearhead fence repairs. He reported on estimates received to date.

Treasurer Report

Documents were previously mailed to the community detailing expenditures.

Proposed Deed Restrictions additions and Amendment changes.

Florida Statutes made changes effective last July as to what homeowners can maintain on their property (cars, boats, etc.). Updated Statutes indicate, that if an item is not visible from the street, it is allowed. HOA rules cannot be stricter than Florida Statutes.

Forthcoming tightening of rules for HOAs by Florida Legislature.

Tom reported that it is likely that HOAs will need to comply with new legislative rules pertaining to HOA management. For example, all SBHOA documents will need to be available on our website for transparency; HOAs will be bound strictly by the maximum amount chargeable for preparation of documents (i.e. \$250 for Estoppel letters); reserve funds will be required. Tom suggested maintaining the amount taken in for annual dues (\$425 x 52 lots = \$22,100.00). Forthcoming changes may also put stronger liability upon board members for their decisions.

Goals for cul-du-sac on Sand Bay Drive.

Carol requested input from members, especially those living near this area. Previous boards have had differing views on how it should be maintained, i.e. some want shrubs pruned, others desire a more natural appearance.

Discussion ensued regarding maintenance of fence, guard shack, ponds, and common areas. It was noted that some areas are county owned and funds have been used for maintenance as a courtesy to the community since 2004.

New Business

Vice President, Austin Smith, and Treasurer, Alen Bradaric, resigned their positions on 3/20/24. They subsequently circulated a petition which, with a three-fourths majority vote, would dissolve our homeowner's association. A motion was made to dissolve the HOA, but it was not seconded or voted upon. A lengthy discussion ensued. Aurelia Miller requested that the board provide an explanation to all homeowners of documents discussed today and suggested that an attorney be present at our next meeting to respond to questions. Carol Malfa agreed that the board will provide written details to homeowners, and a special meeting would subsequently be called to discuss the pros and cons of dissolution. She will speak with our attorney regarding their availability to attend the special meeting and obtain answers, in writing from attorney, to several questions posed by the membership.

Jeff Guild made a motion to table the dissolution, retain the current board, and reconvene at a later date, adding dissolution petition matter to agenda. Kevin Sendker seconded motion. With a vote of 20, the motion passed.

Motion to adjourn was made at 12:13 PM. and was passed unanimously.

Respectfully submitted.

MaryKay Zimmerman
Secretary