

MINUTES

Sand Bay Homeowners Association Board of Directors Meeting

Date: October 28, 2023

Carol Malfa called the meeting to order at 8:49 AM.

IN ATTENDANCE

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

APPROVAL OF MINUTES

Minutes from September 23, 2023, were read and approved.

STATUS OF FENCE REPAIRS

Austin secured boards to the best of his abilities but reported that condition is worse than he had anticipated. Carol suggested that a count be taken to determine how many boards would need to be replaced. Once they are secured, pressure washing and painting can proceed.

STATUS OF SHIPWATCH POND

As of this date, no repair estimate has been received. Austin suggested that we wait until the water line lowers before addressing metal grates.

STATUS OF HOA DUES PAYMENTS AND BUDGET

Alen provided update. As of this date, Lots 23 and 24 (Voytovich) remain unpaid, and the matter will be turned over to HOA attorney. Lot 51 (Balogh) is paid except for accrued interest charges, now paid by an anonymous donor.

Alen provided an accounting of expenditures as well as a Reconciliation Summary, data obtained from Achieva Credit Union.

UPDATE ON PROPOSED AMENDMENTS TO GOVERNING DOCUMENTS

Tom read his drafted proposal to HOA Amendments. A special meeting would need to be held for resident approval.

HOME EXTERIOR APPEARANCES

Owners of Lot 34 (Perret/Trenkle) have removed debris. Lot 26 (Rodrigues DeMiranda) replaced their garage door. Lot 27 (Hermann) debris has been removed. Lot 22 (Gaston) has removed disabled vehicle. All reported Issues have been resolved.

MAINTAINING CHICKENS

Austin reported that in New Port Richey there is a maximum of six chickens allowed per household. The NPR rules are strictly enforced. Once again, the subject of rules enforcement here in our community must be clarified. It was agreed upon by the Board that the language regarding our Amendments must be addressed before adding another issue within our community.

There was discussion to hold a Sand Bay community meeting, possibly in January 2024, to seek input on current issues.

Carol reported that Carol King, owner of Lot 35, is now deceased. The property remains in the possession of her daughter, Kristen Lundy.

Sprinklers at Shipwatch entrance are functioning.

NEW BUSINESS.

A coyote has been spotted in Sand Bay on several occasions. It appears to be a younger, lone animal.

Tom spoke with Pasco Sheriff, Chris Nocco. The county has placed a speed/traffic check along Strauber near Gulf Trace Boulevard intersection. Data will be collected.

NEXT MEETING

The next HOA board meeting will be held on Sunday, December 3, 2023, at 8:30 AM. Motion to adjourn was made at 10:02 AM. and was passed unanimously.

Respectfully submitted.

MaryKay Zimmerman
Secretary