

MINUTES

Sand Bay Homeowners Association Board of Directors Meeting

Date: September 23, 2023

Carol Malfa called the meeting to order at 8:37 AM.

IN ATTENDANCE

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

APPROVAL OF MINUTES

Minutes from August 12, 2023, were approved.

STATUS OF GUARD HOUSE REPAIRS

Further work on the project will be completed when cooler weather allows.

STATUS OF SHIPWATCH POND

Tom reiterated the installation of metal grates to be installed in front of and to each side of spillway to prevent erosion of banks. Austin will obtain estimate(s).

STATUS OF HOA DUES PAYMENTS AND BUDGET

Alen provided update. As of this date, Lots 23 and 24 (Voytovich) remain unpaid, interest accruing. A Third and Final Notice will be mailed to this owner, giving them until October 23, 2023 to pay or the matter will be turned over to HOA attorney. Lot 51 (Balogh) is paid, but they did not add correct interest charges owed. Alen will print the three invoices which will be sent via certified mail.

Alen provided a Profit and Loss Budget vs. Actual Budget from 4/1/23-9/22/23, as well as our Reconciliation Summary, data obtained from Achieva Credit Union.

He wrote one check for reimbursement of postage.

Alen stated that the yearly rental for our Post Office box (\$176.00) has been paid.

HOA MEMBERSHIP LIST

MaryKay distributed an updated list to board members.

UPDATE ON PROPOSED AMENDMENTS TO GOVERNING DOCUMENTS

Tom has drafted a document which he will send out for board consideration. Board must decide on if/how we can enforce any new amendments. A special meeting would be held for overall approval from residents.

HOME EXTERIOR APPEARANCES

Violation letters have been mailed to residents of Lot 34 (Perret/Trenkle) and Lot 26 (Rodrigues DeMiranda).

NEW BUSINESS.

Board approved fence for Lot 32 (Bellefleur).

Unused trellises at front gates will be removed and stored to prevent theft.

Due to complaints from residents about weed growth at fence line, it has been determined that more frequent trimming is required. The previously suggested plan to infrequently trim is not up to the standards of our membership. MaryKay will follow up with the landscape company.

Austin stated that FEMA representatives came to his home as a follow up to the previous storm. Questions arose as to if these people were legitimate.

Owners of Lot 21 (Whipple) inquired about keeping chickens on their property. Austin will check with Pasco guidelines and will draft a proposal which could allow chickens in our community.

Carol emailed new owner of Lot 22 about disabled vehicle.

Austin, Alen, and Tom will determine a time to make repairs to secure fence on Strauber sidewalk side.

NEXT MEETING

The next HOA board meeting will be held on Saturday, October 28, 2023, at 8:30 AM. Motion to adjourn was made at 9:22 AM. and was passed unanimously.

Respectfully submitted.

MaryKay Zimmerman
Secretary