

Bayside Key Meeting Minutes 8/24/2013

Meeting started at 10:20 am at the Community Pool (Onsite)

Board Quorum: Kayleen Mueller | Lauren Urtel | Della Debeer | Susan Porter
Michael Barbose and Property Manager David Drake were unable to attend
10 Homeowners were in attendance

1. Updates
 - a. Landscaping for pool area complete.
 - i. All in attendance like the outcome.
 - b. Gutters in the back of the buildings are complete. The front of the units will be discussed during 2014.
 - c. New website complete.
 - i. No concerns regarding the website.
 - d. A tenant has been found for Unit 6202. HOA has foreclosed and is leasing to a tenant until the bank forecloses.
 - i. Kayleen Mueller signed lease agreement as the representative of the Association.
 2. New information
 - a. The Association has a new Trespass Authorization Form on file with the Hillsborough County Sheriff's Office.
 - i. If any homeowner sees anybody out of place or someone committing illegal activities in any of the common areas (pool, tennis courts) they may call the HCSO anonymously.
 - ii. The HCSO now has permission from the Association to enter the property.
 - b. Window dressings
 - i. It was discussed that some units have window dressings/decorations not approved in the HOA rules and regulations. These do need to be maintained and kept in good condition or they are in violation of the bylaws and a letter will be sent. Also if another homeowner finds them offensive and complains then a letter will also be sent to remove them.
 - c. Dogs
 - i. It was discussed that some homeowners do have more than two dogs. Those in attendance felt that the bylaws were reasonable for the number of pets but that as long as someone is being a good neighbor and a responsible pet owner then it was probably not in the association's interest of time and money to pursue violations for the number of pets. Pets must be leashed when outside and owners are responsible for picking up (and disposing) of their pets waste.
 - d. Modifications to the outside of the unit
 - i. Must fill out an architectural request form to have the architectural committee approve any changes (new windows, storm doors, removal of window lattice etc.)
 - e. Flood insurance is NOT required for our community. However, many have obtained preferred flood insurance very affordably at around \$200 a year.
 3. Questions from Homeowners
 - a. 5917- Roof recently leaked onto porch and work was done on the roof top. Wanted to know if the work was complete and if the HOA was going to paint the damaged area inside the porch and spray for mold. Lauren Urtel stated that the work was done outside and to contact David Drake in regards to the painting and spraying inside the porch.
 - b. About HOA fees for next year- Kayleen Mueller stated that the HOA fees will be discussed along with the yearly budget in November when the insurance renewal is received.
 - c. What is the foreclosure process for Unit 5915, advised to ask David Drake.
- Meeting Adjourned 11:05 am