

Bayside Key Meeting Minutes 12/5/2013

Meeting started at 6:08 PM at the Town and Country Hospital Meeting Room

Board Quorum: Kayleen Mueller | Lauren Urtel | Della Debeer | Susan Porter | Michael Barbose

Property Manager David Drake in attendance

17 Homeowners were in attendance

1. Budget Meeting

a. Review of proposed budget

i. Membership Discussion

- i) It was discussed that the Operating Contingency is just an operating fund. Funds left over from previous year are rolled over into this fund. This fund can be used for any operating purpose.
- ii) The landscaping completed in 2013 was discussed. The budget was \$58,000 and we spent about \$46,000, which was under budget. The landscaping company made a donation to Hillsborough County Schools as a deal to avoid paying a fine for removing trees without a permit.
- iii) The white posts throughout the neighborhood were discussed. They cost about \$1800 and were put in place to prevent drivers from driving/parking on the grass to avoid numerous sprinkler repairs.

b) Budget approved

2. Annual Meeting

- a. An annual meeting did not take place since there were not enough proxies and/or homeowners in attendance. All board members indicated that they do wish to continue so there are presently no vacancies on the board. Therefore the Board was rolled over to 2014.

3. Questions/Discussions

- a. What is being done when HOA fees are not paid? Property manager advised that after 90 days of missed payments the attorney begins the foreclosure process. This process takes approximately 45 days. After this is complete, we obtain temporary title and will attempt to rent out the unit until the bank takes possession. We currently have one unit that we are renting and 2 in the process of foreclosure.
- b. Car wash and solutions to the broken timers and water leaking issues. Discussion of getting a pay per use machine that will only allow a certain time for water. Another idea was a timer that could be buried or put into a box that cannot be broken so easily. The property manager will look into both for pricing and capability.
- c. Solutions for the gate. One solution is to leave the gate open from 4-8pm and 6-9am daily. Another solution is to obtain a stronger bar to prevent drivers from driving into the bar and breaking it. Property manager will look into obtaining a stronger bar but the motor may not be capable of doing this. The gate open hour times will be implemented immediately.
- d. Homeowner asked about recycling possibilities. Property manager will research to get logistical information.
- e. Question in regards to conducting background checks on renters. Property manager stated that currently we conduct criminal background checks on all renters who fill out a renter's application.
- e. Gutters for the front of the units will be done in 2014.

Meeting adjourned at 6:56 PM.