

## **BAY LAKE ESTATES HOA BOARD MEETING**

**APRIL 27TH 2017**

The meeting was open at 9 AM with a quorum present.

ROLL CALL: Present, Carla Hannay, Steve Rollison, Jane Ann Miller, Rosemary Baumgartner, Sylvia Richardson, Joyce Martin, Roger Vorraber. Leslee Jones manager was also present.

**RESIDENT CONCERNS:** Suzanne Jones was present and has some questions about the by laws.

Suzanne mentioned that the treasurer's reports are not being placed on the tables. Rosemary stated that at the education program the board attended, the lawyer said it should not be viewed until after it has been approved. Joyce Martin asked if that was in 723, and was told that it was something the lawyer said, it is not in 723. It was stated it is hard to approve a report that isn't reviewed. The board decided that this will be discussed further. Suzanne also mention that the agenda needs to be posted 48 hours before the board meeting, she was advised that the agenda was posted Monday evening. Suzanne also stated that 2/3 of the community need to be members of the HOA according to 723, and she does not like the term "Associate members' for those that are non owners and purchase a membership. 723 was referenced and decided that the 2/3 of the residents were needed to incorporate. Associate member is the term the lawyer used for such members.

Joyce Martin asked what is going to be done about the trailers that are in driveways. Leslee stated that she will answer that when it's her turn to speak.

**Secretary's report** was read and a correction was made to add 2018 to the meeting date that will be changed next March. A motion was made by Steve Rollison to accept minutes as corrected, and seconded by Sylvia Richardson, all were in favor.

Rosemary announced that she has been looking at tables, and found some at Sam's club that are about \$80.00 per table. It was stated that a motion had already been made to spend up to \$500.00 for tables. Rosemary will purchase 5 new tables.

**MANGER'S REPORT:** Leslee stated that the numbers on the shuffleboard court are done. The fountain has all LED lights, the cord on the fountain is shorter, a underwater electrical line needs to be purchased and they are expensive. When the cord is purchased the fountain will be centered. Flamboyant is paved, 203 Carissa is still for sale. Leslee stated she does not know when the next homes will be coming in. She stated as far as the trailers in the driveways, these people have been given the benefit of the doubt, since they were told to move them in such a short period of time. They; have been notified that they need to be moved by Sunday. Parking cars has been a problem, cars can not be parked permanently at the clubhouse for the season. Leslee stated that she is still working on cluttered car ports, and overnight parking on the streets. The handicap parking spot in front of the clubhouse will probably be changed next year when those roads are done. It was announced that the bench that sits outside clubhouse area by pond needs to be moved back, Leslee stated she would look at this. Roger Vorraber asked Leslee if there is a place in the community that the HOA trailer could be stored, he was advised there is no area for the trailer. Leslee stated that she could use more storage space, currently we are using two of the sheds, one for rummage sale items, and a medical shed. Leslee stated that if things in

the medical shed are not looked at and up to standard that this could possibly be a liability. Leslee asked if there were any more questions or concerns. There were none.

**OLD BUSINESS:** The board discussed the idea of eliminating the medical shed, considering the liability for the possibility of faulty equipment. And also this would solve the issue of storing our decorations that are now stored in the trailer. And the trailer could be sold. It was announced that the trailer was purchased in 2014 and with tax the price was \$2,863.23. The board decided that the medical shed will be eliminated, and our decorations will be stored in that shed. Shelves will need to be purchased, and prices need to be looked at for the worth of the trailer. It was decided that at some point in time we **may** offer things in medical shed to residents for purchase, and that we still have time to think about all of this since the trailer's rental space won't expire until Oct. 2017.

**RUMMAGE SALE,** it was announced that the Haven's and Van Buskirks will chair the 2018 rummage sale. It was stated that we are running out of room in the clubhouse for all the items taken in. Also prices need to be increased. Cost of tent rental will be looked in to. It was also stated that once the chair persons arrive next season that the board will sit down and discuss these ideas with them.

**NEW BUSINESS:** It was stated that the flowering bushes located near the purchased property, are on ELS property, and that Carol Gilchrist would like to extend these bushes further down the property line. Her cost would be \$10.50/per plant and 8 will be needed. The board decided to hold off on these plants, although beautiful, until the property is more developed and we know exactly where the property line is located. Carla announced that this will be tabled for now to see how development progress's.

Joyce Martin has purchased a table cloth for round table by where coffee is served. She thought it would look nice to get different colors, and she will take care of washing them.

It was announced that Toni Lieberman is in a accapella woman's chorus, and would like them to perform for us. December would be a nice month for this, and a potluck dinner. The chorus will sell their own tickets and possibly have raffle baskets to raffle off. Rosemary suggested to just pay them out of the entertain fund. Steve Rollison made a motion to pay the chorus \$250.00 from entertain fund. Rosemary Baumgartner seconded the motion. Sylvia stated if they are being paid they should not have the raffle basket. Joyce Martin thought \$250.00 was too much money. It was decided to suggest to the chorus since they are being paid that they should not do a raffle. Motion carried-- opposed by Sylvia Richardson, and Joyce Martin. The choral performance will be held Dec. 9<sup>th</sup> with a potluck.

Rosemary asked about transferring some money from the checking account to one of the CD's. It was suggested that she hold off on that for now. She also asked if she could have petty cash instead of having to write checks here and there for small amounts. It was stated that in the by laws she is allotted \$200.00 for petty cash, and the purchasing agent \$300.00. Sylvia stated she just does her purchases and puts them on her credit card and gives the receipt to Rosemary.

**DONUTS:** It was stated that we are losing money each week on donuts. It was suggested to increase the prices. We are paying about \$260.00 a year just on delivery fees. We are not taking into consideration for the milk, delivery, cups, coffee, sugar etc. It was agreed to table this until next season. We may want to look in to getting our donuts from other places, such as Dunkin Donuts.

**(BY LAWS WAS HELD UNTIL LAST AND IS CONSIDERED OLD BUSINESS)**

**BY LAWS:** Steve read resolutions for director's and member's for by law amendment changes, and to waive the 30 day posting of such amendments. A motion was made by Jane Ann Miller to accept the resolutions for director's and member's seconded by Roger Vorraber, all board was in favor. These resolutions will be attached to these minutes.

Steve stated that at the Association meeting he will answer the questions that were presented at the informal meeting. He will also allow for additional questions.

There being no further business the meeting was adjourned at 12:03 pm.

Respectfully submitted,

Jane Ann Miller  
Association Secretary