

BAY LAKE ESTATES HOA MEETING

OCTOBER 2nd, 2017

The meeting was open at 9:30 AM by President Carla Hannay.

Invocation was given by Joan King and all recited the Pledge to the Flag.

ROLL CALL; Board Present: Carla Hannay, Steve Rollison, Joyce Martin, and Steve Rollison.

ABSENT: Jane Ann Miller, Roger Vorraber, and Rosemary Baumgartner.

SECRETARY'S REPORT: The minutes from May 2017 meeting was read and there being no additions or corrections a motion was made to approve by Jim Gereage, 2nd by Peter Morrissey.

TREASURER'S REPORT: Report was submitted by Rosemary Baumgartner and read by Carla Hannay. Report was not voted on since not everyone had the same copies. Suzanne Jones asked how we could vote if we do not have all the information. Therefore the treasurer's report was tabled until next month.

RENT INCREASE: Carla reported that ELS came in with a 5% increase and this was countered with a 3.75% for first year and 4% for the next two years. ELS came back with 3.85% for 1yr. And 4% the following 2 years, this agreement was accepted and signed. Carla stated that she saw an apartment for rent in the newspaper for the Venice area a 1 bedroom and it was listed at \$1029/a month rent. Although we may not like the rent increase it is within reason for this area. Steve asked Carla who the committee members were so we can thank them, the committee consisted of Jim Gerarge, Dave Baumgartner, and Mike Parisi and Keith Steare. They were thanked for serving on the committee. Carla stated that she has been selecting rent committees for many years and likes to choose different people, and looks for people who have heart and care about **community (correction). Deleted people**

NEW BUSINESS: Homeless people living in the back lot at the end of Lily St. are hopping over the broken fence and use the pool and showers etc. Leslee has contacted the realtor and made him aware of the situation, and was told he would handle this. Carla found a lady in the pool on a Wed. night with a beer, and cigarette and street clothes on. She was told she does not belong here and was told to leave. Carla asked her how she got in and was told by the gate. Carla explained it is our responsibility to ask people if they belong in here or who they are and who they are visiting—name and street number. Because of the other previous situations of finding women taking showers and in the clubhouse Leslee made the decision to keep the doors locked at all times. Carla asked that we make sure the door or gate is closed tight when entering or leaving the clubhouse area.

Fencing repair is all approved and will be done as soon as contractors have the time to do it. With contractors being busy from Irma we are on a list and can not say when it will be done.

Carla stated that it is the homeowners responsibility to put awnings down and remove objects from around their homes prior to leaving for the summer. Every year it is brought to

the attention of all residents via meeting and newsletter that a information sheet is in the office which needs to be filled out and returned to Leslee this year she got 6. This year Leslee had one problem and had to look in the file of the homeowner for the phone number then during the call was informed that a neighbor had the shed key this would have saved time had Leslee had that information. The water line was under the shed therefore the shed access was needed.

Leslee will come to an association meeting probably in Jan to discuss this topic and how important it is during hurricane season or if something breaks on the property. We had a hot and wet summer , plants and weeds grow and it is the homeowners responsibility to maintain the exterior of their home. The club house was locked down during the hurricane because it is not a shelter, it is not a safe place in a hurricane.

41 homes had exterior damage some much more serious than others. Although it is a big problem for the damaged homes and the owners. However that being said we were very lucky we did not have more damage. Leslee called all the people that had outside damage that were not here. Helen Stephens is still waiting from claim adjuster to come and is having leaks in the meantime.

Carla brought up the idea of compiling a list of known good contractors that residents have used with success, she asked that people give her the info for the contractors so we can compile a list.. Prior to giving her this info the contractor must be asked first if it is ok to place his name on our list. The idea came up because people were asking Leslee for contractors and she can not recommend one.

Suzanne Jones stated you can contact FEMA on line. Suzanne asked for a updated list of shelters. Since the list this year was inaccurate. She suggested if this could be a collaborated effort with other mobile home parks since we are the first to be evacuated. Carla will be meeting with HOA presidents next month and will bring this up at their meeting. She stated some shelters were having work done so they were closed and not all schools meet shelter approval. Carla said you can get a hurricane packet at Costco for \$1000 for a family of 4 and it is good for 20 years. **Correction Carla will be meeting with other HOA presidents and commissioners a date is yet to be decided.**

Last April it was stated that we would be eliminating the medical shed and we would sell what is in the shed to residents \$200 worth of supplies have been sold. Still lots left, too much to put in the rummage shed. What is left will be sold at the rummage sale. Then we can get shelves and put all of our decorations in this shed. A 6 month lease was signed with the Sadlers for storage of the trailer we have now signed another lease for 6 months for \$288.90. When trailer is moved out, we will get our deposit back as well as key deposit. The vent cover blew off during Irma and Carla will purchase a new one and have someone install it. The company we purchased the trailer from said he would only give us \$1500, it was purchased for around \$2899, he said \$1800 is what we should ask for it. Carla has two people that may be interested in purchasing the trailer. **Correction dealer would purchase for \$1400.00 and if sold privately should ask \$1800.00**

COMMITTEE REPORTS: Joan Goering announced that sign up sheet for the Juliets lunch bunch is available for 10/19 at Left Coast. Flu shots will be given 11/8 sign up sheet and forms to be filled out on back counter. No pneumonia shots this year.... Flu shots will be given between 9 and 10 AM. Carol Gilchrist stated all ladies are welcome to the Juliets lunch and breakfast, and there are always sign up sheets on the back counter.

Judy Gerage is selling tickets for the ladies luncheon on 10/12 for \$4 for residents and \$5 guests. Entertainment will be by dancers from the drum circle.

Janice VanDyke announced that any articles for 11/1 newsletter is needed by 10/12, she also announced that on 12/12 there is a dine around bus trip by Ship nShort, bus goes to Orlando and 3 different areas for appetizers, entree, and dessert, you will also see the Christmas decorations at the Gaylord and dessert is a Celebration at the Columbia. Info is in back wall on travel board. Check of \$138 per person to Janice by 11/10 made out to Ship n Shore.

Joyce Martin will start line dancing on 10/30 beginners all welcome Mondays 9:30

Carla stated that on 12/9 we will have a pot luck supper with accapella concert of Christmas songs more info on this to follow.

Steve Rollison said that every home should have the new By laws if you do not have it see Steve only one per home.

There being no further business a motion was made to adjourn by Ron Turk, 2nd by Paul Morrissey.

Respectfully submitted by Protem sec. Sylvia Richardson