



**Bay Pines of Santa Rosa County Homeowners Association, Inc.**

**Board of Directors Meeting – Agenda**

**Tuesday, July 19, 2022 – 7:00 p.m.**

**Google Meet Online**

**<https://meet.google.com/rpx-ymxu-dgj>**

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**1. Call to Order – President (Sherrie Kaser) / Vice President (Armani Williams)**

- a) Notice of the Meeting and Agenda:
- b) Disposal of Unapproved Minutes for the following meeting:
  - Board of Directors and 2022 Annual Members Meeting, March 08, 2022.
- c) Approval of the Agenda.

**2. Reports of Officers:**

**President's Report (Sherrie Kaser):**

**Recent Violations for the Residents (Tenants) at 1712 and 1879:**

The Property Owners received a Notice of Violation(s) and each situation will be addressed on or before July 31, 2022.

Additional disturbances, nuisances or complaints should be directed to the Rules Enforcement Committee (REC) via [rec.baypineshoa@gmail.com](mailto:rec.baypineshoa@gmail.com). The REC will document the issue(s) and take the appropriate and necessary action.

**Vice President's Report (Armani Williams):**

**Entryway Maintenance & Improvements:**

- 1. There is obviously excessive dollarweed and other weeds growing near the Rose Bushes and just passed the regulatory signage on the entrance-side of the Entryway. Tenacity was applied in late-June and will need to be applied in July. Mowing cannot be performed until the Tenacity completely kills the weeds and the grass returns to a plush green-color. The areas will be mowed in late-July.
- 2. The corner section contains torpedo grass which will be cutdown on Sunday, July 24, 2022. Afterwards, the rubber mulch will be moved in preparation for an application of Preen Weed Prevention and a complete layer of rolled-roofing to minimize future infestations of torpedo grass and weeds. The rubber mulch will be re-installed after proper preparations are completed. Materials for this maintenance and improvements were purchased by Danny Linton which will need to be reimbursed.  
**Note:** Two families (1809 & 1944) have volunteered to assist with this effort on Sunday, July 24, 2022. **(Thank you for volunteering!)**
- 3. Within the Island, there are bare areas that need to be cultivated and then Black Velvet Mushroom Compost added to return the nutrients to these areas. This maintenance will be performed on Sunday, July 24, 2022.
- 4. The Timer on the exit-side of the Entryway is malfunctioning and is in need of replacing. Danny will secure a replacement using the HOA Debit Card and install the new Timer on or before Sunday, July 24, 2022. Make a motion to the Board to approve the purchase (\$79 to \$109) and installation of the new timer.
- 5. Several Flood Lights are in need of replacing. Danny will perform this maintenance on Sunday, July 24, 2022 with the inventory on-hand.
- 6. Joe Cordell (1704) continues to mow a large portion of the Entryway on a regular basis. **(Thank you, Joe!)**

## **Secretary's and Treasurer's Reports (Danny Linton):**

### **a) Financial Status & Reporting (2022):**

1. Treasurer's Assessment: 2022 Activity & Year-To-Date Totals.  
Current Bank Balance is \$4,136.90.
2. 2022 Approved Budget: Actual versus Budgeted Finances.
3. Other Budgeted Expenses for the Remainder of 2022:
  - a. Reimbursement Request for the following:  
Materials for maintenance/improvements in the Entryway, i.e. Preen, rolled roofing, and mushroom compost, in the amount \$130.69, paid by Danny Linton via personal debit card. Make a motion to the Board to approve the reimbursement of these expenses.
  - b. Property Taxes (2022): \$450.
  - c. Utilities and Community Activities: \$1,000.
  - d. \$1,700 Estimated Expenses for Remainder of 2022.
  - e. \$4,100 Estimated Cash Balance.
  - f. \$2,400 Estimated 2022 Year-end Cash Balance.

### **b) Bay Pines Community Park Development Plans (Danny Linton):**

1. Phase 1 (Jan-May 2021): Clear-cutting and clean-up (\$2,222.00 expensed).
2. Phase 2 (April-June 2022): More clear-cutting (\$3,200.00 expensed).  
Ten (10 loads) of dirt was delivered and leveled (\$3,000 expensed).
3. Phase 3 (*Pending due to Funding*): Much more dirt will be needed to include some drainage caldrons on the east-side near the retention pond.  
Cost Estimate: \$5k-\$7k.
4. Phase 4 (*Pending due to Funding*): Once dirt and drainage are installed, a storage container will be secured and properly installed.  
Cost Estimate: \$4k-\$5k
5. Phase 5 (*Pending due to Funding*): Appropriate utilities, new sod, two (2) restored benches, adequate fencing, and other amenity accessories will be installed.  
Cost Estimate: \$4k-\$5k
6. Phase 6 (*Pending*): Dedication and official opening of the park.

## **Directors' Reports (Ginny Ouderkirk / Jeannine Townley):**

### **a) Planned Activities for 2022 (Ginny Ouderkirk):**

1. 5<sup>th</sup> Annual Operation Egg-Drop: Easter Morning, April 17, 2022.
2. Spring 2022 Neighborhood-wide Garage Sale: Saturday, April 23, 2022.
3. Fall 2022 Neighborhood-wide Garage Sale: **Saturday, October 8, 2022.**
4. 5<sup>th</sup> Annual Cookie & Candy Exchange with Santa: **Sunday, December 11, 2022.**

### **b) Passive-Park Grants (Jeannine Townley):** Please report findings and requirements.

## **3. Committee Reports:**

### **Architectural Review Committee (C. Ellison, N. Gebhardt, B. Reyes):**

#### **a) 2022 ARC Reports:**

- One (1) ARC Request for Improvements/Changes was approved for 1888.

### **Rules Enforcement Committee (G. Ouderkirk, A. Williams):**

#### **a) 2022 REC Report:** Rules Violations reported in 2022 = Reference the REC Report.

### **Fines Committee (Vacant, P. Zagortz, Vacant):**

#### **a) 2022 Fines Report:** Fines issued in 2022 = None to-date.

### **Hospitality Committee (S. Kaser, D. Linton):**

#### **a) 2022 Hospitality Report:** Due to the 2022 budget constraints, Welcome Packages were suspended until a later date. Reference the Hospitality Committee Report.

**5. Open Forum:**

- a) Each member will have three (3) minutes to address the Board.
- b) The Board may answer the question or address the concern during the meeting or may defer to answer/address the topic until a later date based on the potential for additional research or after seeking the advice of the HOA attorney.

**6. Next planned Board of Directors Meeting: Tuesday, December 11, 2022 at 4:30 PM which is just prior to the Annual Cookie & Candy Exchange with Santa.**

Reference the 2022 Calendar of Events for other important dates and activities.

**7. Adjourn the Board of Directors Meeting.**