

**Bay Pines Homeowners Association
Annual Members Meeting
March 10, 2011
Minutes**

Call to Order: Association Manager, Sandi Pitkin, called the meeting to order at 6:30 p.m. 13 lots were represented in person, 4 by proxy and Adams Homes had 15 lots represented by proxy. A quorum was established.

Introductions: Those attending were asked to introduce themselves. There were several new owners attending this year.

Review of Minutes: The minutes of the March 25, 2010 annual meeting were reviewed. There were no corrections.

Discussion of 2010 Financials: Sandi reviewed the 2010 financial report. Revenues for 2010 were \$10,108.02 in assessments, \$210.55 in late fees and \$82.18 in interest income for a total of \$10,400.75. Expenses for the year totaled \$4,807.38. \$13,100.63 in surplus funds was carried over to the 2011 budget. She reminded everyone that Association dues were due in January and if they had not yet paid, please do so as she was prepared to send outstanding accounts to the attorney for collection. Sandi reviewed the 2011 budget.

General Discussion:

Covenant Violations: Sandi reported she had sent 48 letters in 2010: 32 for improper trash can storage, 6 for property maintenance, 3 for boat/trailer/jet ski/street parking and 7 for miscellaneous violations (holiday decorations, hoses, etc). Sandi pointed out that while some may think it's petty to enforce the trash can storage, it is considered a violation in the covenants and they must be consistently and equitably enforced. She reminded everyone that the covenants prohibit parking in the streets.

Entrance Sign: Last year owners were told by Adams homes that a new entrance sign was being designed and installed. As of now, it has not been done. Sandi reported she had spoken with and had email correspondence with Adams Homes several times and they assured her that a new sign was in the design phase and would be installed when construction was completed. One owner requested a time-line for Adams' responses. Sandi will again contact Adams Homes to see why it has not yet been installed.

Solicitors: There have been reports of numerous solicitors again in Bay Pines. The County has now allowed one sign at the entrance of the subdivision to be sufficient notice to prohibit solicitation in the neighborhood. Sandi will order a sign and have it installed at the entrance.

Speeding Vehicles: Vehicles speeding in the neighborhood continues to be a problem. Sandi was asked to contact the sheriff's office to see if they could step up patrols to deter speeders and check with the County to see if they would consider allowing speed bumps in Bay Pines. One resident suggested investigating the possibility of having a "Caution – Autistic Child" sign installed near a home. Sandi will contact the County.

Other: Other complaints: Sandi was asked to see if she could get Adams Homes to clean up the street in front of 1736 and the noise ordinance. An owner asked when control of the

Association would be turned over to the owners and Sandi responded that the developer has 90 days after the neighborhood is 90% built and conveyed. Currently there were 57 closed lots and 61 lots would equal the 90% mark.

Adjournment: Sandi thanked everyone for coming and there being no further business, adjourned the meeting at 7:30 p.m.

Respectfully submitted,

Sandi Pitkin
Association Manager