

**Bay Pines Homeowners' Association, Inc.**  
**Annual Owners Meeting**  
**April 16, 2015**  
**Minutes**

**Board Members Present:**

Bill Sharon  
Debra Salatin  
Paul Zagortz

17 Owners Present  
3 Proxies  
20 Owners represented  
30% Quorum

**Call to Order**

**Proof of Notice**

Cheryl Kelley presented proof of notice.

**Introductions**

Introductions were made by Bill Sharon and he introduced Cheryl Kelley as the new property manager and other introductions for the board members.

**Review of 2014 Annual Meeting Minutes**

The annual meeting minutes for 2014 were approved. Lacey Milligan made a motion to accept. Judy Abel second and all were in favor.

**Review of 2014 Finances**

Paul Zagortz presented the financials. He presented explanation for the P & L financial statement and high lights. Paul stated that Bay Pines was sound financially. Paul made a motion to approve the financials for 2014, Bill Sharon seconded and all approved.

**Nomination from floor**

Nancy Weis made a motion for two additional Board members, nominations from the floor, Trena Novinc seconded and all approved. Bill asked for nominations from the floor for new Board Members. Nominations for Danny Linton and Lacey Milligan for new Board Members. Christy Attaway made a motion to accept, Judy Abel seconded and all were in favor.

**Election of the Board**

For President Danny Linton, Trena Novinc made a motion to accept, Nancy Wyse seconded and all were in favor. For Vice President Bill Sharon, Danny Linton made a motion to accept, Judy Abel seconded and all were in favor. For Secretary Lacey Milligan was nominated, Bill made a motion to accept, Danny Linton seconded and all were in favor. For Treasurer Paul Zagortz, Christy Attaway made a motion to accept, Nancy Wyse seconded and all were in favor. Director Debra Salatin, Judy made a motion to accept, Christy seconded and all were in favor.

**Election of the Architectural Review Committee (ARC)**

Currently on the ARC is Donnie Novinc and Judy Abel. There was a motion to accept George Koetzger on the ARC, all were in favor.

### **HOA Dues, updates on receivables**

Update on receivables, Cheryl Kelley stated the budget for assessments is \$13,400 for 2015, year to date actual was the time of the annual meeting collected was \$12,002.21. The year to date variance of \$1397.79 several owners were sent statements and notice of liens.

### **General Discussion**

A cross walk proposal was being discussed. Danny Linton will contact the public works director and get more information for a cross walk for Bay Pines and Melissa Oaks Subdivisions. The traffic light proposal for the intersection of Gulf Breeze Pkwy, Highway 98 and East Bay Blvd. Homeowners discussed items for landscaping at the entry, put in sod after the trenches are completed. Landscape at the entry was addressed planning for mulch and grass and discussion of a sprinkler system to be put in that area for the sod. Speeding in the neighborhood was also discussed, the speed limit in the neighborhood is currently 15 MPH, and several residents mentioned even school buses speeding and the FedEx delivery truck. Cheryl stated to call the EPM office to report. Except for on trash days, trash and recycling bins must be outside the line sight, meaning either in the garage or behind the house, fence, or a special enclosure.

### **Adjournment**

There being no further business, Donnie Novinc adjourned the meeting at 7:09 pm.