



**Bay Pines Homeowners Association (HOA)
Board of Directors Meeting - Agenda**

Monday, August 14, 2017 – 6:00 p.m.
Held at the Home of the Director (1919)

1. Call to Order – President Shane Lobzun

Notice of the Meeting and Agenda – Shane Lobzun’s email.

Disposal of Unapproved Minutes for the following meeting:

- a) Board of Directors Meeting, June 13, 2017.

Approval of the Agenda.

2. Reports of Officers:

President’s Report (Shane Lobzun):

a) **Land Purchase and Development Discussion:**

Discuss the 3-5 year plan for the purchase and development of the land adjacent to the entrance.

- b) **Foreclosed Properties (1840 & 1879):** Report on the status of the yard maintenance and property preservation for the foreclosed properties.

- c) **Fines Schedule for 2017/2018:** Recommend a Policy Proposal defining the Fines Schedule for the 2017/2018 term.

- d) **Safety Report:** Report on any safety matters or efforts for neighborhood including reminders concerning the following:

- 1) Speeding in the neighborhood;
- 2) School bus traffic; and,
- 3) SRCSO patrolling/monitoring.

Vice President’s Report (Shane Lobzun by direction for Bill Sharon):

- a) **Mulch Replenishment/Replacement:** Report on the status and final costs involved with replenishing the mulch at the entrance.

- b) **Entryway Maintenance/Repair:** Report on the status and final costs involved with replacing the dying Oleander on the entrance-side to the subdivision.

- c) **Entryway Maintenance Schedule:** Report on the cost sheet provided by Donnie Novinc for maintenance of the entryway.

Treasurer’s Report (Nancy Wyse):

- a) **Financial Status:** Report on the following:

- 1) 2017/2018 finances to date;
- 2) Status of Bills paid and Expenditures incurred in June, July and August 2017,
- 3) Status of members with outstanding balances; and,
- 4) Status of filed and pending liens and foreclosures.

Director’s Report (Laura Puente):

- a) **Welcome Packages/Visits:** Report on the status of the Welcome Packages for New Members and New Residents to include visits to new members and tenants.

- b) **Tenants at Board Meetings:** Recommend an Administrative Proposal to allow Tenants to attend Board meetings as guests.

Secretary’s Report (Danny Linton):

- a) **Website Updates:** Report on changes/updates to the Bay Pines HOA website.

3. Committee Reports:

Architectural Review Committee (C. Ellison, R. Bodie, N. Gebhardt):

- a) Report on the status of requests for improvements or changes received to date in 2017.

Rules Enforcement Committee (S. Lobzun, L. Puente):

- a) Report on the status of Rules Violations reported to date by the REC or by Members in 2017.

Fines Committee (C. Venable, P. Zagortz, L. Brown):

- a) Report on status of Fines to date for 2017 – **None**.

4. Open Forum:

- a) Each member requesting to speak must complete a Speaker's Request Form and deliver it to the Secretary prior to the start of the meeting.
- b) Each member will have three (3) minutes to address the Board.
- c) 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 attorney.

5. Next Meeting:

- a) The next Board of Directors Meeting will be held on **Monday, October 16, 2017**, at a location to be announced.
- b) Preliminary agenda items include the following:
 - 1) Rear Fences – Ownership/maintenance responsibilities – Covenants/Statues;
 - 2) Drainage issues – Requires Covenants/Statues review;
 - 3) Land Purchase/Development – Review and discuss feasible 3-5 year plan.

6. Adjourn