

BAY WINDS HOMEOWNERS' ASSOCIATION, INC.
BOARD MEMBERS MEETING MINUTES
NOVEMBER 17, 2021

Board Members

Present: Joseph Bilotti, Daniel Linblom, Paul Pontrelli and Douglas DeLuca

Board Members

Absent: Scott Kramer

Also Present: Jim Bouras, Community Management & Construction, Inc.

The Board Meeting was called to order at 7:00 pm by Mr. Bilotti. There were approximately 5 Homeowners/Members in attendance at the Board Meeting.

APPROVAL OF BOARD MEETING MINUTES – The Board reviewed the Meeting Minutes from the September 15, 2021, Board Meeting. Mr. Lindblom requested to correct a spelling error on page 2 – gallon with 2 - l's. *Mr. Pontrelli made a motion to approve the September 15, 2021, Board Meeting Minutes with one spelling correction. Mr. DeLuca seconded the motion, and it was unanimously approved by the Board.*

FINANCIAL – The Board reviewed the Delinquency Report as of September 30, 2021. One delinquent account was discussed.

F-005 – Claim of lien on file.

Q-003 – Mortgage foreclosure.

On the remaining delinquent accounts, the homeowners are making payments.

The Board reviewed the September 2021 Balance Sheet and Income and Expense Report. Mr. Bouras stated Bay Winds is in good financial situation, expenses are under budget at this time.

DISCUSS AND APPROVE THE 2022 ESTIMATED OPERATING BUDGET – The Board Members reviewed and discussed the proposed 2022 Estimated Operating Budget. The Board will discuss the association insurance policies at the next Board meeting. Mr. Bouras will email the information to the Board Members for review prior to the next meeting.

Mr. Bilotti made a motion to approve the presented 2022 Estimated Operating Budget with total expenses of \$802,752.00 and \$111.00 per quarter (no increase) assessment which includes a \$38,000 Budget expense subsidy taken from the Reserve account. Mr. Lindblom seconded this motion, and it was unanimously approved by the Board.

COMMUNITY LAKES

LAKE INSPECTION UPDATE – Mr. Bouras updated Board Members on the condition of the lakes. Boca Winds President and fishing tournament organizer Mr. Kelly reported to the Board that the Fishing Tournament was a great success.

CONTINUED VEHICLE TIRE DAMAGE TO GRASSED AND LANDSCAPED SWALE AND CENTER MEDIAN AREAS (VANDALISM)

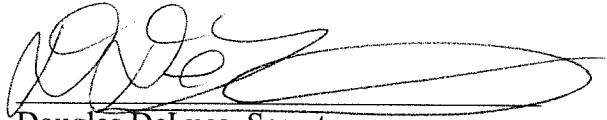
CAMERAS AND SIGNS – The Board Members discussed this matter in length and approved purchasing and installation of solar powered fake security cameras and warning signs on posts. *Mr. Lindblom made a motion to approve purchase and installation of 8 solar powered fake security cameras and warning signs and posts with the total expense not to exceed \$1,000.00. Mr. Pontrelli seconded this motion, and it was unanimously approved by the Board.*

OLD BUSINESS AND NEW BUSINESS

FICUS REPLACEMENT STATUS – Mr. Bouras updated the Board on the status of this project.

A motion was made and approved to adjourn the Board Meeting at 7:52 pm.

Minutes Accepted By:



Douglas DeLuca, Secretary

3/16/2022
Date