

Bay Run Homeowners Association, Inc.
Special Board of Directors Meeting
March 15, 2011
Minutes

The Meeting of the Board of Directors of the Bay Run Homeowners Association, Inc., was held on March 15, 2011. Board members present were Pam Yarrington and Eric Ransone. Board members absent were Rich Hopkins. Pricilla Rutter represented Property First, Inc. Several homeowners attended the meeting. The meeting was held at The Eastland Baptist Church. Notice was mailed to all members 30 days in advance by regular mail. A quorum was established.

Although a quorum was not established homeowners were able to voice their opinions on the following agenda items:

- Security Issues:
 - Two (2) homeowners that have been burglarized let the community know of what happened.
 - A homeowner volunteered to gather information and gather volunteers for a community watch.
- Gates for Community:
 - Would create traffic along Lake Underhill Rd.
 - People would try to go through exit gate when unable to go through entrance (dangerous).
 - Gate would increase maintenance fees for the maintenance of the gate.
- Speed Bumps:
 - Homeowners would rather have a wall blocking the entrance to Peppertree.
 - Phil is to get with the County to see the restrictions on having the wall.
 - If wall does not work, try to go with having speed bumps.
 - Expense for speed bumps: about \$7,000 - \$8,000.
 - Speed bumps are a tax assessment, not HOA assessment. Therefore, maintenance fees will not increase.
- Security Cameras

Cap Caponi from Landscaper Designer gave a presentation for the proposal for the front entrance. Homeowners were able to ask Cap Caponi questions.

Respectfully Submitted
For the Secretary,

Beth Palmer
Property Manager
Bay Run Homeowners Association, Inc.