**NASSAU BAY HOMES ASSOCIATION, INC.**

**MONTHLY BOARD MEETING**

**January 16, 2020**

**In Attendance:** Mike Stimpson, Pete Seroka, Phil Collins, Joshua Bott, Brad Landmann, Victor Kirklighter

**Visitors:** Jack & Katy Huff, Brandon Billings, Omar Abotteen, Becky Kadel, Brad Landmann, Megan Montalvo, Don Hollowell, Colleen Ethridge

**Open Session started at 6:00 p.m.**

Mike Stimpson, President

Mike welcomed the visitors and guest speakers and to the meeting.

After the hearing of the visitors, Mike gave a report on the Marina insurance. The NBHA has received the estimates and are just awaiting final contracts.

Mike stated that the last board meeting went well with Mark Stelly attending who provided some very useful information concerning his processes as the building inspector.

Mike stated that the next meeting date should be on the 20th of February. This was voted on and approved.

He also presented the meeting minutes for approval from the January meeting. They were voted on and approved.

**Hearing of visitors**

Don Hollowell spoke of how he was pleased with the public hearing that the NBHA held. He stated that he thought the board agreed to post the financials on the website. The board had been advised to this point that the process in place to view the financials was the correct process by legal. Don asked if the board would reconsider. Victor will reach out to the Attorney to see what can be done. He also asked about archiving minutes. Victor will see what can happen with the website.

Jack huff asked how long the wait on the marina insurance might be. Mike stated we hoped to have it resolved tomorrow. We are reinstated, but just awaiting our final documentation.

The NBYC Committee suggests that the NBHA board move forward with the boardwalk replacement as well as reshaping the boat ramp. The board will look into the available funds and make a decision.

**Next meeting date**

The next meeting date will be February 20, 2020.

**Approval of prior minutes**

**Pete Seroka- Vice President**

Pete spoke of his updates going over very well at the City Council meetings. He spoke of communications between the City and the HOA getting much better and continuing to grow. He spoke of how the association had received around 60% of the payments for the 2020 year.

He touched again on the great information provided by Mark Stelly at the previous meeting.

Pete mentioned that Tony Russo could attend the meeting in February. The board agreed that this could be a good addition to the meeting with valuable information.

He also touched on the fact that in 2020 marks the fifty-year anniversary of Nassau Bay.

**Brad Hunter- Treasurer**

**Phil Collins- Pool**

Phil stated that after the request of Don Hollowell the NBHA will form a pool sub-committee. The group consists of Phil, Don, Becky Kadel, and Megan Montalvo. He stated that the focus of the committee would be to focus on homeowner feedback and make decisions as to recommendations to the board.

**Joshua Bott- Marina**

Josh said that Brand Landmann, harbormaster, said that he’s got only a little left to do on repairing the slip with roof damage.

He stated he would also really like to look into the projects the NBBA proposed but thought that the second project to lift the ramp may have to be budgeted for next year.

**Brad Landmann- Harbormaster**

**And with their being no further business to discuss, the Open Session was adjourned. A short break was taken before Closed Session began at 7:28 p.m.**

**Complaints, Other Items**

A discussion was had about the ownership of the fingerpiers and how we could find out who owned them. It was mentioned to contact the City to find out how they believe that the association is responsible for them.

The board also requested an update on the lawsuit. Victor will check in with Wilson Law Firm to find out where the process is to this point.

**ARA’s**

1. No ARA’s to discuss at this time.

**At this time with their being no further business to discuss, Mike made the notion to adjourn the Closed Session which Phil seconds, and Closed Session ended.**