



Bahia Lakes HOA

**Annual Membership Meeting
21 December 2020**



Agenda

- **Call to Order/Establish Quorum**
- **Affidavit of Notice**
- **QPM Comments**
- **HOA Quarterly Assessments**
- **BOD Comments**
- **Excess Assessments - Results**
- **Member Comments**
- **Adjournment**



Homeowners' Meeting

- **HOA Management**
 - **Qualified Property Management Inc.**
 - **LCAM - Melissa Washburn**



Homeowners' Meeting

- **2021 HOA Fees**
 - **\$83.00 Due 1st day of the quarter**
 - **\$3.00 Increase Quarterly Assessment**
 - **\$1.00 increase per month**
 - **BB&T Bank – Coupon Books**



Homeowners' Meeting

- **HOA Fees 2013 - 2021**

BAHIA LAKES HOA QUARTERLY ASSESSMENTS PER LOT	
2013	165.58
2014	167.00
2015	168.00
2016	86.00
2017	75.00
2018	75.00
2019	78.50
2020	80.00
2021	83.00



Homeowners' Meeting

- **HOA Fees 2013 - 2016**

BAHIA LAKES HOA BRIGHTHOUSE CONTRACT	
2013	\$192,000.00
2014	\$198,000.00
2015	\$187,000.00
2016	\$0.00



Homeowners' Meeting

- **Storm Drain System**
 - **Street Flooding**
 - **Debris & Lawn Clippings**
- Homeowners' Fences (Lakes)



Homeowners' Meeting

- Storm Drain System
- Homeowners' Fences (Lakes)
 - Maintain 18 inches behind fence



Homeowners' Meeting

- **FLORIDA EXECUTIVE ORDER NUMBER 20-114**
 - Emergency Management-Extension
 - Executive Order 20-52-COVID.19
- **Under Advice of Counsel and FDOH**
 - HOA Established Rules Related to COVID-19



Homeowner's Meeting

Pet Ownership Responsibilities

County Leash Laws

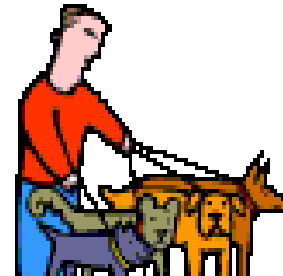
4-27 of the Hillsborough County, Florida, Code of Ordinances



Pet Waste



Sec. 6-32. Animal waste removal





Homeowners' Comments

- **One at a Time**
- **Once recognized by the board**
- **Introduce yourself (Include Address)**
- **Due to time, please limit to 3 minutes**

Board will document your comments
and review after the meeting



Closing Remarks

- **Resident Awareness Program**

- **Rapid Information Distributions System (RAPIDS)**

Resident Awareness Program Information Distribution System - RAPIDS

To keep Bahia Lakes residents informed with important information about our community we suggest you enroll with Bahia Lakes RAPIDS, our community's resident alerting system.

RAPIDS is a subscription system that requires enrollment. To enroll simply send an e-mail TO: bod@bahialakeshoa.org with the SUBJECT: Bahia Lakes RAPIDS Then in the content enter: "Please enroll my e-mail account in Bahia Lakes RAPIDS, I am a resident at House # _____ Street _____ Name _____ Phone # _____".

To ensure that you receive all messages, please add the BOD account to your e-mail address book.

Next community meeting will be advertised
by RAPIDS e-mail and official website