

Summerfield at Bayside Lakes Homeowners Association, Inc.
Board of Directors Meeting
July 11, 2023
5:30 PM
Recreation Center Clubhouse
2051 Bramblewood Circle
Palm Bay, FL 32909
Via Zoom Session*

Minutes

1. **Call to Order:** President Robert Stise called the meeting to order at 5:32 PM. A quorum was established with all 5 board members in attendance.

2. **Proof of Meeting Notice:** Notice was posted on the electronic message board at the exit to Summerfield according to requirements.

3. **Reading / Waive reading of previous minutes:** A motion was made to waive the reading of the minutes of the June 13 meeting. The motion to waive the minutes passed unanimously.

4. **Management and Committee reports:**

Financial: Joy provided the end of June account balances with \$60,180.13 in the operating account and \$219,339.41 in the Reserve Account for a total of \$279,519.54. Joy also mentioned there is \$20,345 in past due. One of the past due accounts is currently being worked on with the attorney for a payment plan. The other past due is the house in foreclosure at 996 Gardenbrook, we still do not know at this time when we will be able to get any money on this one as the foreclosure process keeps being pushed back and can last several years.

Fountain by the front Lake: Robert mentioned the wiring is 21 years old and the pump may need a new timer. The time frame to get the fountain back and running is waiting for the new cable.

Lisa made a motion to approve the estimate of \$2,580.71 to get the fountain back in working order, Stephan seconded it. The motion passed unanimously.

5. **2107 Windbrook Dr:** removing trees without an ARC request. The Board had a lengthy discussion on this one. Robert position is that someone who has lived here for over 5 years should have known that while removing trees is allowed you still need to fill out an ARC form and have it approved before doing anything. Robert thinks this is inexcusable as it is clearly printed in the documents.

Lisa's point of view is that we have to set up some type of deterrent. You just cannot remove trees without filling out an ARC request first. If not, any other resident will do the same. They did not know they had to fill out an ARC request, they tried to do the right thing after the fact by ordering new trees, but this is still not an excuse.

Alvaro stated that he will not vote yes on fining them. They made a mistake, and they were up front in repairing it by doing the right thing, ie: replacing the trees with crepe myrtles as the documents state. He also added the board has been lenient in the past with other homeowners.

Marie agreed with Alvaro. Marie stated we need to stop with opinions and look at the docs. She stated they submitted an ARC form that was approved, even though the form was approved after the tree's removal. She added we cannot fine people without sending a letter and to Marie's knowledge no letter was sent.

Robert stated that he does not want any other residents being copy cats and doing some work before filling out an ARC request is submitted and approved, preventing other residents from doing the same.

The whole discussion revolved around the fact of whether it is OK to remove trees before submitting and ARC form.

Stephan mentioned that it is not OK to remove trees prior to submitting an ARC form, however if an ARC form was approved after and the residents had the stump grinded and tress replace he did not see a need for a fine.

Robert made a motion to fine the residents \$50. The motion did not pass with three nay: Marie, Alvaro and Stephan. Robert and Lisa being the only 2 in favor.

Lisa kept saying what would happen if someone else removes all their trees without and ARC form, we cannot prevent other residents to do the same.

Alvaro answered that you can remove a hardwood tree when completing an ARC form. He stated that the only thing in violation here was that the resident did not complete an ArC request.

Joy explained there are 2 ways to fine residents:

- 1- For a violation
- 2- For doing something without an ARC request

If no ARC request is submitted prior to the job being done, the resident can be fined \$50 if the Board so desires. The fine will go up as time goes by if there is no remedy. If a resident does something without first filling up an ARC form, they can be fined \$50.

After all the facts were gathered a second vote was taken on this matter.

The motion to fine \$50 passed 3/2 with Robert, Lisa and Stephan in favor and Marie and Alvaro voting NAY.

6.E-Board: Lisa reached out to Spectrum on June 27 and spoke with Nate regarding the need for a prism. She never got a call back. She'll try to call again and speak with a supervisor. More info to come.

7.Summerfield Money: Lisa and Robert have an appointment next Monday at the Chase Bank regarding placing the HOA money into a 7-month CD at 4.1%.

Alvaro is busy between work and his family and mentioned he would not be able to be a signee on behalf of the HOA as the Treasurer. A motion was made to move the signing duty from Alvaro to the Vice President Lisa was made. The Board voted unanimously to pass this motion.

8. Radar Trailer Speeding Report: Robert was encouraged by the number received the last time we had a speed check in place. The good news is that the average speed was 25.5 MPH on the 80 percentiles. We had one late driver around midnight doing 59 MPH. Having the radar trailer on a regular basis seems to work and we do not need to address speed bumps at this time.

9. Violations last notifications: Joy gave us a list of the last notifications on violations:

- 973 Gardenbrook for weeds in the flowerbeds
- 925 Easterwood for Pressure washing the driveway
- 965 Gardenbrook for weeds and pressure washing
- 1956 Windbrook for weeds in the flowerbeds
- 1954 Windbrook for weeds in the flowerbeds

Robert made a motion to move forward with these fine, Lisa seconded it. The motion passed unanimously.

14. Open to Homeowners discussion: Stephen Chambers thanked the Board for all the good work being done.

15. Next Meeting: August 8 2023 at 5:30 PM via Zoom.

16. Meeting adjournment: The meeting was adjourned at 6:11 PM.