

Laurelwood at Bayside Lakes Home Owner Association

Board Meeting – Thursday, February 1, 2024 6:30pm

BAYSIDE LAKES CLUBHOUSE

Minutes of Meeting

A. Call to Order at 6:30 PM by Carl Doughty (PRES)

Establishment of a Quorum: 5 Of 5 board members present (see attendance):

Proof of Meeting Notice: Meeting notice posted on the community communication board on 2024-01-30. Also posted on the website on 2024-01-02.

Minutes review for Meeting 2024-01-04:

Motion to accept Minutes for Meeting 2024-01-04.

Motion: John Fazekas Second: Iris Barclay

Vote: Approved (unanimous)

Roll Call:

Parcel	Owner / Attendee
1711	Julia Schwaller (BOD – MAL)
1744	Iris Barclay (BOD – VP)
1775	John Fazekas (BOD – SEC)
1776	Carl Doughty BOD – PRES)
1841	Rick Schupp
1716	Ingrid Gaskin-Friar (BOD - TREAS)
1775	Tari Fazekas
1735	Deana Douglas

B. Reports of Officers, Committees, and Employers of Agents

1. Financial report

Review of monthly report to note status of current investments (CD), reserve and available cash (see report for distribution)

Discussed status of accounts at risk of transitioning to 'inactive' status and require transactions to prevent loss of funds (no interest generated and funds sent to state as unclaimed).

Motion to take the following actions on the accounts noted:

Transfer funds (\$7,807.26) from TD money market account (6983) to Truist money market account (6725)

Transfer funds (\$1,800) from Truist checking account (9381) to Truist Money Market account (6725)

Motion: Ingrid Gaskin-Friar Second: Iris Barclay

Vote: Approved (unanimous)

2. Social Committee

No activity to report.

3. Violation Arbitration / Fining Committee

No activity to report.

4. Architectural Review Committee (ARC)

Applications processed:

1808 Pool enclosure and pool - Approved 2024-01-11

1856 Roof maintenance – Approved 2024-01-25

Other actions

1755 Actions to be determined upon conclusion of pending sale

1801 Bush replacement – Need to follow up to ensure planting meets CC&R requirements.

C. Open Business

1. Maintenance Projects

a. Electrical System

Report of last action to design a replacement lighting system

- Reviewed example of proposed new lights for the berm area (a 7 foot 3 head post light), and considering the purchase of two to bring light into these areas.
- Continuing to review examples and evaluate options.

b. Irrigation System - Reset the timing for once per week as the current watering strategy is showing signs of fungus growth.

- Rain sensor is inoperative and will obtain an estimate for replacement.

c. Lake Management – Lake conditions are good and Solitude is scheduled for service tomorrow.

- Solitude recommended adding vegetation to the lake to mitigate erosion and weed blooms resulting from fertilization runoff.
- Grass carp permit process in progress (still need 3 drain barriers)
- Lake signage – POA will be posting additional signs for lakes in common area to discourage trespassers.

d. Drain Pipe System – Planning in process

- Submitted request for four estimates with only two responses (LHOA project is too small for most commercial providers – Two expressed no interest)
- Both estimates pair the camera inspection with the pipe maintenance (if the decision to effect repairs is greater than 3-4 weeks the camera inspection will no longer be valid and a new inspection will be charged to the maintenance bill)
- Two different methods of repair:
 1. Cure-in-place sleeve
 2. Pipe-in-pipe insert

Continuing to obtain review options and research scheduling and service availability.

e. Road Maintenance – No new status

- Current road conditions are expected to remain for approximately 6 years
- Prioritizing Drain Pipe maintenance first (more urgent need).

2. Community Actions

a. Inspection Results - Inspection results for 2024 JAN:

- General – Sidewalks (mold), tree trimming, landscaping, mailboxes, and trashcans.
- 1745: Exposed widow mounted AC unit (garage) requires concealment method (recommend landscaping/plants).
- 1801: Christmas decorations still displayed
- 1820: Dead palm tree (requires removal/replacement)
- 1836: Trash cans not stowed
- 1840: Christmas decorations still displayed
- 1844: Gutters remain uninstalled (on ground)
- 1864: Christmas decorations still displayed (needs help to disassemble)
- 18Noted 1741 still has hurricane shutters installed
- Considering a recommendation for a sidewalk cleaning opportunity (similar to the sidewalk leveling) where a group rate may be available for owners.

D. New Business

1. Gate controller relocation

The keypad was previously moved back due to damage to the guards. The previous relocation is not easily accessible and drivers frequently drive onto the grass for keypad operation.

Confirmed an estimate to complete the relocation to represent the original location for \$370.

Prior to executing, a review of other communities will be viewed for comparison.

It was also noted the current system is showing signs of aging and may require replacement:

- The system condition will be reassessed after completing the relocation project.

2. Entry landscaping – Palm trees

- The two palm trees by the Laurelwood sign are suffering from disease (same as the removed canary palm) and if positive, will not be replaceable with palm trees.
- Also note pompas grass on berms is declining and should be removed (replacement options in review)

Obtained two estimates for palm tree removal:

1. \$400 per tree
2. \$500 for both trees and \$50 to fill the holes

Discussed additional options with the second vendor and was advised for \$800 the trees would be removed/filled and the pompas grass would be removed

Motion to remove palm trees and pompas grass for \$800

Motion: Iris Barclay Second: Julia Schwaller

Vote: Approved (unanimous)

E. POA Update – Update

Voiced degrading appearance along Laurelwood common areas (Bayside Lakes Drive) and were advised:

- Resodding and maintenance are in planning

Received updates on progress of club house roof maintenance and pool maintenance

Next POA meeting set for 2024-02-27

F. New Topics / Concerns

1. Next Meeting

Next meeting will be 07 MAR 2024 at 6:30 pm in the Bayside Club House.

G. Adjournment

Motion to adjourn at 7:30 PM

Motion: Carl Doughty Second: John Fazekas

Vote: Approved (unanimous)