

Laurelwood at Bayside Lakes Home Owner Association

Board of Directors Meeting – Thursday, May 5, 2022 6:00pm

BAYSIDE LAKES CLUBHOUSE

Minutes of Meeting

1. Call to Order at 6:00 PM by Carl Doughty (PRES)

Establishment of a Quorum: All board members present:

Carl Doughty (PRES), Iris Barclay (VP), John Fazekas (SEC), Ingrid Gaskin-Friar (TREAS)

Proof of Meeting Notice: Posted on community communication board @4pm 2022-05-03

Roll Call:

Parcel	Owner / Attendee
1780	Carl Doughty (President)
1744	Iris Barclay (Vice President)
1775	John Fazekas (Secretary)
1716	Ingrid Gaskin-Friar (Treasurer)
Fairway Mgt	Joy Simons
1711	Julia Schwaller
1716	Andrew Friar
1740	Laure Normander
1816	Lisa Veta
1820	Jeanette Call
1736	Teri Spain
1785	Roger Cote
1735	Deanna Douglas

2. Financial Report – Treasurer

Discussed status of HOA dues. Note: All HOA dues are paid up

Motion to accept the Fairway Management financial report

Motion: Carl Doughty

Second: Iris Barclay

Vote: Approved (unanimous)

3. Committee Report

A. ARC Committee

1. Application processing

1841 application approved

1700 application approved

Received application:

1880 – New construction (see new business)

2. Document ARC membership (confirm in meeting minutes)

Lead – Roger Cotes
Member – Paula Zima
Member – Lisa Veta
Member – Chiscinnia Lemke
Member – Ingrid Gaskin-Friar
Member – Rose Raffinello
Member – Lorain Edy Nowell

Motion to accept all as current ARC appointees

Motion: John Fazekas
Second: Iris Barclay
Vote: Approved (unanimous)

B. Violation Arbitration Committee – No current activity to report

C. Social Committee

Report of Spring festival (2022-05-01) successful

4. Status Storm water system maintenance

Discussed recent Old Castle inspection and system cleaning. No damage noted. Vendor report pending.

Noted the sunken sidewalk area over the drain – The ground is not filling into the drain and suspect the ground is settling due to insufficient compression during construction.

Recommend a community notification to not accumulate yard waste in the vicinity of the drains.

5. Status of entry electrical system maintenance (to include lighting)

Discussed the status of repairs, with several minor issues remaining.

Repairs complete with the following exceptions: Photocell replacement and two receptacles (did not account for these in the initial estimate).

Motion to approve Bonner \$250 to complete repairs of electrical systems maintenance.

Motion: Carl Doughty
Second: Iris Barclay
Vote: Approved (unanimous)

6. Status of front entrance irrigation system

Discussed current vendor (Flawless) wet check methods with many observances of insufficient watering.

Jimmy Clemmons (owner/operator of Green-Up Plus) provided a system reset (9 zones – changed from twice daily to every 3 days and disabled one zone due to no irrigation targets), and Carl Doughty paid out of pocket \$25 for the visit (to be reimbursed).

Mr. Clemmons provided an estimate of \$120 per month to perform checks and maintenance.

Motion to request Flawless cease wet checks and accept Mr. Clemmons' bid/estimate.

Motion: John

Second: Iris

Vote: Approved (unanimous)

7. Review of pending activities supporting the JUN 2022 LHOA election

Discussed preparations for pending LHOA election:

Plan of sending letters by 13 MAY 2022 (to include the proxy form)

Require proxy submittals to Fairway Management by 31 MAY 2022 – Roger Cote to supervise validation of received proxy forms

On 31 MAY 2022 at 7:00 PM, meet and greet to identify candidates and hold discussions.

- Recommend providing refreshments (multiple volunteers accepted to bring food/drink)

Meeting / election set for 02 JUN 2022 at 7:30 PM (election support:

Fairway Management has the responsibility to validate proxy authentication by deed verification

8. New business

A. ARC Submittal for 1880 Simpkins Home Builder (SHB) – Request ARC submittal Laurelwood ARC via Fairway management
Information sent to (SHB)

9. Open Discussion

A. Community sign requires repainting. Several residents offered to paint – Will schedule this as an activity.

10. Date for the Next Scheduled Meeting is Thursday, June 02 at 7:30pm

11. Adjournment

Motion to adjourn at 6:49 PM

Motion: Carl Doughty

Second: Iris Barclay

Vote: Approved (unanimous)