

LAKE FOREST AT BAYSIDE LAKES
HOMEOWNERS' ASSOCIATION
Board of Directors Meeting
May 4, 2022
5:30pm
Bayside Lakes Clubhouse
Minutes

Board Members Present

Dave Kirchner - dkirchner1@cfl.rr.com

Larry Kizer - lkizer@cfl.rr.com

Walt Krenisky - ibediving@aol.com

John Sciarretta- jsciarr@gmail.com

1. Call to Order- Meeting called to order by Dave kirchner, at 5:30pm.
2. Proof of Meeting Notice-Notice was posted in accordance with the regulations.
3. Reading/Waive Reading of Previous Minutes; Larry Kizer motioned to approve the March minutes, Walt Krenisky 2nd, all approved.
4. **Reports-**
 - a. **Management Report-**

Financial Information-The Operating Account balance as of March 31st, \$ 92,709.81. The Reserve balance at the end of March was \$ 105,433.52 for a total of \$ 198,143.33. Operating and Reserves). Currently the past due amount for homes who have not paid their 2022 assessments is \$1,245.79

Old Business/ Action Item List

1. **Front gate electrical work** – Premiere Electric is working on getting a quote for the boring work needed for the electrical work.
2. **White PVC Fence-** A and B Fence was to provide 25 caps, Joy from fairway will follow up on the caps.
3. **Security Cameras-** Larry Kizer met with East Coast Alarms for an updated quote using the existing cameras. East Coast provided a quote of \$2529.28. Tabled until James Krempasky is in ton to vote.
4. **218 Brightwater drainage issue-** Dave Kirchner thinks the Oak Leaves may be the issue with the draining, will need to wait for heavy rains to see the issue.
5. **No Trespassing signs-** Tabled until the board can walk the area and see what the best solution is, an best sign placement would be.

New Business:

1. **Amberwood sign-** The ARC committee reported the sign is missing an O. Dave is checking storage to see if there is an extra sign, if not a replacement will be ordered.

Violations:

1. **225 Brightwater- Bahamas shutters on garage are closed- will be added to the estoppel to correct when sold.**

2. **420 Brightwater- gutters needs to be pressure washed, house needs to be painted, weeds in the flowerbeds, remove inoperable vehicles. Walt Krenisky motioned to fine for each outstanding violation, Larry Kizer 2nd, all approved.**
3. **1770 Devonwood- Dead Palm Fronds- Joy reported the homeowner has been in touch and was unclear what trees were the issue, they are being removed.**

Open Discussion

Next Meeting- June 1, 2022 at 5:30pm- annual

Being no further business before the Board, the meeting was adjourned at 6:28pm