

MONTEREY COVE HOMEOWNERS' ASSOCIATION
BAYSIDE LAKES
Board Meeting
October 5, 2021
6:00 pm
Bayside Lakes Clubhouse

Board Members Present:

Josh Williams
Bart Heier
Shirley Dimino
Pete Paciorek
Doreen Bonosconi

Property Management:

Rick Whitman

1. **Call to Order**-Josh Williams called the meeting to order at 6:00pm. A quorum was established with 5 of 5 Board members present.
2. **Proof of Meeting Notice**- Notice was posted 48 hours in advance of the meeting.
3. **Reading/Waive of Previous Minutes**- Josh Williams motioned to waive the reading of the September meeting minutes, Pete Paciorek 2nd, all approved.
4. **Officer and Committee Reports:**

Financials-Rick Whitman of Fairway Management reported that as of September 30, 2021, the Operating account had \$26,624.79. The Reserves had \$94,963.34 for a total of \$121,588.13. Rick also reported that the board will have to decide in November whether to send 318 and 367 Gardendale Circle to collections if their accounts are not current. Rick also reported that the POA had approved the POA 2022 Budget and that it looked like Monterey Cove's contribution decreased slightly from 2021. Rick reaffirmed that he would have the 2022 Budget Worksheet to the Board by the 13th for review and questions before the November 2nd meeting to approve the 2022 Budget.
5. **ARC Report:**
 - a. Gloria Lewis was absent and Holy Rizzo reported that the only outstanding ARC request was 415 GDC for trees removed without submitting an ARC form. There was a discussion about the fence issue with 390 GDC and that there were no supporting documents for requiring the fence to be moved. Rick indicated that he is awaiting word from the attorney if legal action should continue for this issue.
6. **Old Business:**
 - a. **Block Party-Kona Ice**-Josh Williams reported that the Board approved the payment of the \$200 Invoice from Kona Ice because there was some confusion about whether approval was given or implied. Rick Whitman pointed out to the board that any thoughts on issues raised at the Board Meetings need to be raised at the meetings and not after the meetings so that the minutes can reflect any pertinent discussions.

- b. **Inspections**-Rick Whitman reported that two owners were cited to replace or repair their mailboxes and two for needing to paint their houses. Rick was asked to notify once again 409 GDC to remove the American flag from the tree. He was also asked to send final notice to 432 GDC for needing to plant a tree in the front yard.

7. New Business:

- a. **Fence Requirements**-Doreen Bonosconi asked that the Board consider changing the requirements to state that the location of the fence needs to coincide with the footprint of the home and not the plot plan boundaries. It was explained to everyone that such a change will require an amendment to the Declarations, and this requires a 2/3 approval vote of the membership. Doreen was asked to develop the language she wanted in the amendment and to present that to the Board in November. Rick Whitman pointed out that the next step after Board approval of the language would be to send to the attorney to put it into legal terms. Then a membership vote would be needed taking approximately four months once the Board approved the language.

8. Open Discussion:

- a. **Weeds in Driveways and sidewalks**-Rick was asked to ask LSP to treat the weeds in the driveways and sidewalks.
- b. **Landscape Bricks**-Rick was asked to ask LSP not to run over the landscape bricks in the yards.
- c. **American Flags**-Peter Paciorek pointed out that to dispose of the cloth American Flag requires giving it to the American Legion. For nylon flags it is asked that the stars be cut out and then the flag disposed of in the trash.
- d. **Irrigation**-Josh Williams reported that the Board approved the replacement of several clocks and other parts needed to keep the system operating correctly.
- e. **Calling Police**-Residents reported seeing a car doing wheelies on the circle and someone suspicious in the neighborhood. They were advised to call the police whenever a suspicious person is seen, or dangerous activity takes place.

Next Meeting: November 2, 2021, in the Clubhouse at 6:00pm

Being no further business before the Board the meeting was adjourned 6:50pm.

Minutes Prepared By: Joy Simon, Fairway Management