

Summerfield at Bayside Lakes Homeowners' Association

BAYSIDE LAKES

Board of Directors Meeting

February 14, 2023

5:30PM

~~Bayside Lakes Community Clubhouse~~

~~2051 Bramblewood Circle~~

Via Zoom Session

1. **Call to Order** – Meeting called to order by President, Robert Stise, at 5:30 PM via Zoom session. A quorum was established with four of the five Directors present. Eleven active Zoom connections were observed during the meeting, including 5 Board members, 1 ARC chairman, 4 Summerfield homeowners, and 1 from Fairway Management.
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 and to approve the minutes from the January 10 meeting; motion was seconded and approved by voice vote.
4. **Management and Committee Reports**
 - a. **Financial** – Joy provided the end-of-January unreconciled account balances with \$79,016.38 in the operating account and \$236,859.99 in the Reserve Account for a total of \$315,876.37. Other financial items from Joy's report were:
 - 1) Past-due Accounts Receivable is at \$31,877, which includes \$8,000 in fines [\$6,000 of those fines are related to the Gardenbrook property that is in foreclosure]. End of January past-dues are always high but drop to more manageable levels by the end of March. Letters to delinquent account owners are issued starting at the end of March; interest is accrued on any dues not paid by January 31.
 - 2) A foreclosure sale date of June 14, 2023 has been set by the Bankruptcy Court for the property at 996GB; related e-mail from our attorney has already been provided to each Board member.
 - 3) The Board is looking for attractive rates to earn interest on SF HOA's certificate of deposit. Lisa suggested that Board members contact their financial institutions to get the latest rates during the next month so we can compare.
 - b. **POA** meeting on January 24 – Joy reported that changes to the POA Covenants have been sent out for a proxy vote. The major item included on this update related to changing a 21-acre parcel on Cogan Blvd owned by the Diocese of Orlando from "institutional" to "residential" in the POA's CCR. A developer, Condev, has already received approval for future land use changes and zoning

to build 125 residential units at their site. The City Council's approval is conditional, subject to the change to "residential" in the POA's Covenants. The SF HOA heard Joy's description of the change and informed the Board that they receive one vote which will be cast at a special POA meeting on March 2. There were several questions, but not much debate. The Board was not in support of the proposed changes to the Covenants. Marie made a motion to disapprove the proposed changes, seconded by Stephan. The SF Board unanimously disapproved the changes, 5-0. Joy will work with Robert to fill out the proxy, sign and submit to the POA on behalf of SF.

- c. **ARC** – Tom reported that there were three ARC requests open, all others had been cleared and closed. He also reported that the fencing project behind 2155WB to 2167WB has been completed. The project went very well, we were able to salvage some of the older fence, which allowed us to cover almost the entire area.
- d. **Variiances requests granted** – Joy reported that there was no variance activity since the last meeting.

5. Old Business

- a. **Safety and security report** – Robert will be tracking the road changes which the City of Palm Bay will be starting soon.
- b. **Violations report** – Joy mentioned that three issues were on her list for 3rd letter notification:
 - 1. **1784WB** – Inoperable vehicle
 - 2. **1784WB** – House exterior needs paint
 - 3. **861YW** – Weeds in driveway and flowerbeds

Lisa made a motion to advance all three for fining. Seconded by Stephan and approved unanimously by the Board.

- c. **Wi-Fi at the gate** – AT&T and Spectrum cannot install equipment at the gate because there is insufficient room in the existing conduit to accommodate their required cable. SF was informed that another conduit run must be added before the Wi-Fi can be installed. Stephan volunteered to talk to Farook Ali to see if he can do the conduit work for the HOA at a reasonable price. Alvaro will continue to monitor and manage the Wi-Fi project for the HOA.
- d. **Entrance gate operator repair** – Joy reported this project has been completed.
- e. **Irrigation pump repair** – Joy reported this project has also been completed. Robert asked about the fountain pump repair; Joy reported that it is in process but needs a part that is on order.
- f. **Volunteer projects** – Nothing new to report
- g. **Light at the entrance gate** – Lisa mentioned that the lamp adjacent to the entrance gate was not working. A homeowner recommended that the GFI on that side frequently trips and Lisa went out to reset it. Since the GFI box does not have a cover, Stephan volunteered to replace the box and Alvaro recommended that the GFI also be replaced at the same time.

6. **New Business**

- a. **Speed control** – Lisa initiated a lengthy discussion on this frustrating topic. She has been posting notes on the message board and changing them frequently in hopes of raising awareness and achieving better speed compliance. Most homeowners are in compliance, but there are a handful of drivers who will never comply despite any action the HOA would take. Lisa noted that we have been working the issue for nearly three years and still the problem persists. Stephan mentioned that some of the speeders are non-residents who come into SF to pick up a passenger, and they are not at all interested in complying with the speed limit. Robert has a different opinion. First, he is working with Commander Spears to secure the radar trailer again. He also thinks that the contractors are part of the problem. He wants to encourage homeowners to talk to their contractors and delivery people to see if they can get them to drive more slowly. If we can personally talk to the fast drivers, it might be helpful. He also mentioned the speed study which would be required to properly set a speed limit that the City of Palm Bay Police could enforce. Lisa agreed with Robert that some people always comply, but parents should talk to younger members of their households to ask them to comply as well. A homeowner asked Lisa if we can use the security cameras at the gate to identify speeders. Alvaro offered that the capability to review the video will be much improved once we get Wi-Fi installed at the gate.

7. **Open Homeowner Discussion**

- a. **Identification of vehicle owners** – A homeowner asked if the HOA has the ability to identify vehicle owners by their license plates. The Board explained that the HOA does not have that capability and law enforcement cannot even do that for the HOA if asked.

8. **Next Meeting – Tuesday March 14 at 5:30PM** (Happy Pi Day)

To join Zoom meeting (AS OF 5/10/2022):

<https://us06web.zoom.us/j/86249587190?pwd=cjJHV05tMWlpOXdEMzhuckFtR2cxZz09>

Meeting ID: 862 4958 7190 Passcode: 057508
Audio: (301) 715-8592 (Washington DC)

9. **Adjourn:** Being no further business before the Board, the meeting was adjourned at 6:30PM.