

MAGNOLIA PARK HOMEOWNERS' ASSOCIATION

BAYSIDE LAKES

Board of Directors Meeting

May 18, 2023

5:30PM

Bayside Lakes Clubhouse

Minutes

Board Members Present:

Melody Hamant

Julie Krueger

Mike Davis

Property Management:

Joy Simon

1. **Call to Order-** Meeting was called to order at 6:30 P.M. A quorum was established with 3/5 Directors present.
2. **Proof of Meeting Notice-**Notice was posted on Bulletin Board at entrance to Magnolia Park according to requirements.
3. **Reading/Waive Reading of Previous Minutes from March 2023-** Julie Krueger motioned to waive the reading of the minutes, 2nd by Melody Hamant, and approved by all.
4. **Officer and Committee Reports:**
 - a. **ARC:** Ron Smith reported the number of ARC Applications has decreased from the same time last year. 10 applications have been submitted so far; for painting, fences, and hurricane shutters.
 - b. **POA-**Melody Hamant reported that the POA will be revising the contract for rentals and looking into raising the security deposit- there has been complaints of noise from parties at the clubhouse well past the 12:00Am time that parties should end. Melody also reported the contract for the pool resurfacing was signed and is scheduled for August when the kids go back to school. The roof is being done through insurance and we are waiting for the final say from insurance to get the repairs done.
5. **Management Report**
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 - a. **Financials-** As of April 2023 the operating account has a balance of \$68,115.23, the reserves balance is \$174,676.92, for a total of \$242,792.15
 - b. **Past Due accounts-** The current outstanding amount is \$2220. Two homes continue to be past due- proceeding with the collections process.
6. **Old Business**
 - a. **220 Ridgemont-** Joy Simon reported the attorney has reached out to see if the Board willing to waive interest and late fees to try and resolve without needing the Trial, the Interest and late fees total \$1894.93. Melody Hamant motioned to waive the late fees and interest if the final amount is paid in full within 60 days, Mike Davis 2nd, all in favor.
 - b. **Amendment change vote-** Joy Simon reported that currently 47 proxies of the 72 needed have been turned in, 43 vote in favor of the tree amendment, 34 vote in favor of the roof amendment. Not enough votes were received to move forward with the amendment change.
 - c. **2080 Thornwood-** Homeowners removed the dirt beyond their property line and St. Johns inspected and ruled it in compliance.
7. **New Business:**

a. Bush Hogging- Joy Simon from Fairway reported that a resident was complaining about the bush hogging needing to be done, the last time it was completed was August 2022. Quotes will be obtained to have it done in the next couple months.

b. 126 Ridgemont- homeowners have added dirt behind their home, outside of the property line- a letter has been sent asking for the dirt to be removed.

c. Additional rock for cul de sac- Joy from Fairway will request a quote to add rock from No Worries.

d. Tree Replacement- Since the amendment didn't pass, homes with a tree missing in the greenbelt will be required to have one replanted. Melody Hamant motioned to send letters to all home missing trees and have them replaced, Mike Davis 2nd, all approved.

6. Open Discussion

Next Meeting- July 20, 2023, at 6:30pm

Being no further business before the Board, the meeting was adjourned at 7:08pm.

Minutes Prepared By:
Joy Simon
Fairway Management