

MONTEREY COVE HOMEOWNERS' ASSOCIATION
BAYSIDE LAKES
Board Meeting
April 4, 2023
at 6:00 pm
Bayside Lakes Clubhouse

Board Members Present:

Doreen Bonosconi

Ben Harris

Bart Heier

Property Management:

Rick Whitman

1. **Call Order**-Bart Heier called the meeting to order at 6:00pm. A quorum was established with 3 of 3 Board members present.
2. **Proof of Meeting Notice**- Notice was posted 48 hours in advance of the meeting.
3. **Reading/Waive of Previous Minutes**-Bart Heier motioned to waive the reading of the March meeting minutes, Doreen Bonosconi 2nd, all approved.
4. **Financials**-Rick Whitman reported that The Operating account had \$52,693.65 and the Reserves had a balance of \$106,772.70 for a combined total of \$159,416.35 on March 31, 2023. Bart Heier motioned to approve sending 373 and 511 Gardendale Circle to the attorney for collections, 2nd by Dorreen Bonosconi and approved by all.
5. **Officer and Committee Reports: (None)**
6. **ARC Report:**
ARC Status Report-Rick Whitman reported he is awaiting an ARC form from 433 Gardendale Circle for painting. Gloria Lewis indicated that she spoke to the owner, and he will be submitting the ARC in a few weeks.
7. **Old Business:**
 - a. **390 GDC Legal Issues**-Rick Whitman reported that the attorney has notified the homeowner's attorney that the association wants to recover the attorney fees expended to resolve the violations.
 - b. **Pet Waste Station**-Bart Heier will install the Pet Waste Station near the preserve area at the back of the community.
 - c. **Mulching Project**-The Board concurred that the mulching was completed and looks great.
 - d. **433 and 373 GDC**-The letters for an ARC form and garage screen door went out after the last meeting.
8. **New Business:**
9. **POA Business: (Reported by Josh Williams)**

- a. **Community Yard Sale**-Scheduled for Saturday, April 15th from 8am to 2pm-gates will be open for those HOA's participating.
- b. **Roof Repairs**-The Clubhouse roof is being replaced and sections of the wood will also need to be replaced. Insurance is expected to cover the cost of the new roof.
- c. **Pool Resurfacing**-The pool will be resurfaced between August 10th and September 7th-once school starts up again.
- d. **Entranceway**-Diseased palm trees in the median of Bramblewood Circle have been removed and will not be replaced until next year due to budgetary constraints.
- e. **New Businesses**-A car wash, a Starbucks and a tire repair business are in the process of being approved as new businesses in the Commercial Center.

10. Open Discussion:

- a. **Solar Lights**-A request was made to replace the small solar lights at the entrance with larger ones for better visibility.
- b. **Watering Schedule**-Bart Heier will send Rick Whitman the wording for the irrigation schedule that can be posed at the entrance to Monterey Cove.
- c. **CC&R Changes**-The Board will work on revising the CC&Rs to be presented at a Board Meeting and if approved then sent to the attorney for amendment language.
- d. **Vendor Bids**-the Board will decide how many bids are required from vendors before a project can be approved.
- e. **577 GDC**-New owners will contact the Office for information and the Welcome Committee will take him a basket.
- f. **Pot Luck Lunch**-The Hospitality Committee will host a Pot Luck Lunch at the Clubhouse on the porch on May 21st from 1-4pm.

Next Meeting: Tuesday, May 2, 2023, in the Clubhouse at 6:00pm

Being no further business before the Board the meeting was adjourned at 6:26 pm.

Minutes Prepared by Rick Whitman, Fairway Management