

Laurelwood at Bayside Lakes Home Owner Association

Annual Budget Meeting – Thursday, January 4, 2023 6:30pm

BAYSIDE LAKES CLUBHOUSE

Minutes of Meeting

A. Call to Order at 6:30 PM by Carl Doughty (PRES)

Establishment of a Quorum: 4 Of 5 board members present (see attendance):

Proof of Meeting Notice: Meeting notice posted on the community communication board on 2023-12-30. Also posted on the website on 2024-01-02.

Minutes review for Meeting 2023-11-02:

Motion to accept Minutes for Meeting 2023-11-02.

Motion: John Fazekas Second: Iris Barclay

Vote: Approved (unanimous)

Roll Call:

Parcel	Owner / Attendee
1711	Julia Schwaller (BOD – MAL)
1744	Iris Barclay (BOD – VP)
1775	John Fazekas (BOD – SEC)
1776	Carl Doughty BOD – PRES)
1841	Rick Schupp
Fairway Mgt	Joy Simons

B. Reports of Officers, Committees, and Employers of Agents

1. Financial report

Review of monthly report to note status of current investments (CD), reserve and available cash (see report for distribution)

Fairway management noted there is only one parcel not current with HOA dues – 1775.

Motion to accept financial report

Motion: John Fazekas Second: Iris Barclay

Vote: Approved (unanimous)

2. Social Committee

The recent events were a success (Pot Luck and Thanksgiving) and the Social Committee wishes to thank all involved.

Sympathy card/flowers will be sent to the Lemke family for their loss.

3. Violation Arbitration / Fining Committee

No activity to report.

4. Architectural Review Committee (ARC)

Applications processed:

- 1880 Tree removal and new landscaping - Approved 2024-01-04
- 1751 Exterior Garage Lights – Approved 2024-01-04

Other actions

- 1801 Bush replacement – Need to follow up to ensure planting meets CC&R requirements.

5. Inspections

Inspection results for 2023-NOV-DEC:

General – Sidewalks (mold), tree trimming, landscaping, mailboxes, and trashcans

Noted 1755 actions must be reconciled upon sale of the parcel or the new owner will be responsible for all outstanding violations.

Discussed trespassers (fishing) continuing to be confrontational – Guidance is to call police (non-emergency – 321-952-3456) to build a history for justification of law enforcement support.

6. POA Update

Dues increase of \$797.04 (new rate is \$11,502.81)

Report on status of community maintenance projects:

Pool – Maintenance complete, chemical treatments pending.

Clubhouse roof and AC system – Maintenance complete (facilities open)

Community irrigation pump replacement – Maintenance complete (system restored)

C. Open Business

1. Maintenance Projects

a. Electrical System

- Several lights are out in the entry and front berms due to fixture wear (not repairable and requires replacement). Considering an updated lighting plan to coordinate with the recent change in entry plantings.

Motion to approve a budget of \$1,000 to design and install a replacement lighting system

Motion: Carl Doughty Second: John Fazekas

Vote: Approved (unanimous)

Note: The Weir box was repaired with community effort – A special thank you to all involved.

b. Irrigation System - System functional (no report)

c. Lake Management – Lake conditions are good

- Will need to consider planting grass along lake to limit erosion.

d. Drain Pipe System – No new status

- Continuing to obtain two additional estimates for drain pipe maintenance (sleeving).

e. Road Maintenance – No new status

2. Community Actions

- a. Sidewalk Maintenance – Parcel 1775 advised via registered letter (see 2.b).
All others in acceptable condition.
- b. Inspection Results - Inspection results for 2023-NOV-DEC:
 - General – Sidewalks (mold), tree trimming, landscaping, mailboxes, and trashcans.
 - Noted 1755 actions must be reconciled upon sale of the parcel or the new owner will be responsible for all outstanding violations.
 - Noted 1741 still has hurricane shutters installed
 - Considering a recommendation for a sidewalk cleaning opportunity (similar to the sidewalk leveling) where a group rate may be available for owners.

D. New Business

1. Gate controller relocation

The keypad was previously moved back due to damage to the guards. The previous relocation is not easily accessible and drivers frequently drive onto the grass for keypad operation. An informal estimate was provided to complete the relocation to represent the original location for \$370.

Prior to proposing a plan, a review of other communities will be viewed for comparison.

E. POA Update – No report

F. New Topics / Concerns

1. No Trespassing signs

Discussed trespassers (fishing) continuing to be confrontational – Guidance is to call police (non-emergency – 321-952-3456) to build a history for justification of law enforcement support.

- Fairway Management noted signs will also be posted in the common lake areas to establish protection from issues with trespassers.

2. Christmas decoration reimbursement

- Significant personal investment was provided to support the entry holiday decorations and a request for reimbursement is forthcoming.

3. Next Meeting

Next meeting will be 01 FEB 2024 at 6:30 pm in the Bayside Club House.

G. Adjournment

Motion to adjourn at 7:30 PM

Motion: Carl Doughty Second: Iris Barclay

Vote: Approved (unanimous)