

Laurelwood at Bayside Lakes Home Owner Association

Board of Directors Meeting – Thursday, August 4, 2022 6:00pm

BAYSIDE LAKES CLUBHOUSE

Minutes of Meeting

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

Establishment of a Quorum: All board members present:

Proof of Meeting Notice: Posted on community communication board on 2022-07-31

Roll Call:

Parcel	Owner / Attendee
1711	Julia Schwaller
1716	Ingrid Gaskin-Friar
1735	Deanna Douglas
1744	Alan Barclay
1744	Iris Barclay
1775	John Fazekas
1840	David Tunnell
1780	Carl Doughty
1841	Rick Schrupp
1811	LeRoy Stafford
Fairway Mgt	Joy Simons

2. Financial Report – Treasurer

Discussed status operating budget, reserve and investment yield (available in report)

Motion to accept the July 2022 Fairway Management financial report

Motion: John Fazekas

Second: Iris Barclay

Vote: Approved (unanimous)

3. Committee Report

A. ARC Committee

1. Application process

1708 – Approved by default

1705 – Review pending

1865 – Review pending

2. Document ARC membership (Define leader)

Resignations

- Roger Cote

- Lorraine Edy

ARC Lead – Lisa Veta nominated by group: Confirmation pending

3. ARC Charter Review

ARC charter submitted to team for review – No feedback.

Motion to accept ARC Charter as written

Motion: Carl Doughty

Second: Iris Barclay

Vote: Approved (unanimous)

ARC application in review for rewrite. Will guide team to process through the BOD and Fairway Management to ensure compliance with regulatory requirements as outlined in the CC&R's.

B. Violation Arbitration Committee

No activity to review

C. Social Committee

1. Social Committee Lead is Chelsea Brand (1708)

2. Upcoming events

- Mid SEP 2022 – Community social walk (Sip n' Stroll)

- 05 NOV 2022 – Fall (chili) Festival: Committee requests \$150.00 to support function

Motion to support Social Committee Fall Festival with \$150.00

Motion: Julia Schwaller

Second: Iris Barclay

Vote: Approved (unanimous)

4. Status of Sidewalk Issue

Discussed how lifted sidewalk sections present a potential trip/safety hazard

Noted there is no city standard to determine what is acceptable and what requires maintenance.

Community testimony illustrated there is no way to determine a specification as some people will trip over a very small edge (not noticed) while a large edge is clearly observed and avoided by most.

Considered multiple options and discussed three estimates received for similar service (section replacement) ranging from \$175 to \$425 per section.

Board deferred to the planned Community Sidewalk Workshop to plan next steps.

5. Status of Lake Management

Discussed the overgrown lake vegetation (baby tears) currently covering over 50% of the lake surface and activities to restore the lake to a normal presentation:

1. Provider Solitude completed a treatment on 12 JUL 2022 and advised the over growth is substantial, and may require two to three additional treatments.

2. Discussed lake ecology as balanced by fish which would naturally support control of lake vegetation, specifically noting the Grass Carp and also received guidance from Fairway

Management of the regulations in place to use this fish species (currently, the Bridgewater community uses Grass Carp and the lakes are not over grown).
The BOD to seek additional details of regulatory compliance before planning any action.

6. Status of Entry Electrical System Maintenance

Discussed recent light outage due to moisture (older part of the system) – Problem corrected.

7. Status of front entrance irrigation system

Discussed the status of watering – All repairs are considered effective, as there are no plants requiring corrective action.

8. July Inspection Results

No July inspections conducted (sidewalk evaluation only)

Note: June results reveal one unresolved finding with no homeowner response:

- 1755 (large gymnast/athletic mat stored in driveway)

Motion to issue a letter of notice via Fairway Management

Motion: Iris Barclay

Second: John Fazekas

Vote: Approved (unanimous)

9. New business

A. Bayside Golf Course – Meetings with the Palm Bay City Council continue: Will monitor.

B. Recreational Vehicle guidance

Discussed the current expectation as outlined in the CC&R is subjective (for loading and unloading only) and does not offer any reference to determine what a reasonable time is, and creates a great deal of community anxiety whenever attempting to manage an RV event.

There is a recommendation to offer community guidance to define the RV load/unload window as a 72 hour period to facilitate RV preparations.

Motion to issue community guidance for a 72 hour operation window for RV preparations

Motion: Iris Barclay

Second: Julia Schwaller

Vote: Approved (unanimous)

C. CC&R Rewrite Opportunity

Discussed the community maturity stage where there is an opportunity to modify the CC&R content to reflect the community needs in this current environment.

Several factors were discussed to include:

The need to define the rewrite language (legal perspective)

The need for legal council review

The process of presenting for community vote

BOD will investigate opportunity

10. Open Discussion

A. Discussed tree canopy with regard to Palm Bay code:
Sidewalks must have 9' clearance
Roads/streets must have 14' clearance
Will consider the most appropriate method of providing community awareness

B. Poisonous Snakes

Discussed several recent encounters with poisonous snakes in the community (rattlesnake, coral snake and a cotton mouth), and the potential safety risk (especially for children and pets playing in the densely vegetated areas).

Will consider the most appropriate method of providing community awareness

C. Discussed the road conditions with regard to signs of aging.

BOD taking into advisement to determine if there are any preventive maintenance opportunities to mitigate a risk of premature expensive repairs.

BOD noted there has been a recent engineering review and that the findings will be evaluated to determine if action is required.

D. Discussed the need for call box instructions – Fairway Management to evaluate.

11. Date for the Next Scheduled Meeting is Thursday, September 01 at 6:30pm

11. Adjournment

Motion to adjourn at 7:24 PM

Motion: John Fazekas

Second: Iris Barclay

Vote: Approved (unanimous)