

Laurelwood at Bayside Lakes Home Owner Association

Board of Directors Meeting – Thursday, May 4, 2023 6:30pm

BAYSIDE LAKES CLUBHOUSE

Minutes of Meeting

1. 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: Permanent meeting notice (first Thursday of each month) posted on the community communication board on 2022-12-10. Also a reminder was posted 2023-04-30.

Minutes for Meeting 2023-04-06 reviewed:

Motion to accept Minutes for Meeting 2023-04-06.

Motion: Carl Doughty 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)
1884	Dierdre Daley
1864	Ruthanne Hanson
1735	Deanna Douglas
1841	Rick Schupp
Fairway Mgt	Joy Simons

2. Financial Report – Treasurer

A. Monthly report

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

Motion to accept financial report

Motion: Iris Barclay Second: Carl Doughty

Vote: Approved (unanimous)

Also noted status of annual dues with 2 residents outstanding (letters sent). Confirmed residents who are delinquent in dues are not eligible to vote in the upcoming LHOA election.

3. Committee Report

A. Committee guidance discussion

In process – Draft in process with submittal to BOD on 2023-05-12.

B. Social Committee

No activity to report.

C. Violation Arbitration Committee (VAC)

No activity to report.

D. Architectural Review Committee (ARC)

No applications in process.

FM noted four applications processed on 2023-04-10:

1701 (Roof maintenance - Color) – Approved

1788 (Window replacement - Style) – Approved

1880 (Fence – Style/color) – Approved

1885 (landscaping – Oak tree encroachment on gas lines) – Approved

4. Inspection Results

Discussed repeat violations and the process of fining for non compliance. Fairway Management issued reminder letters to 1755 (trash cans out – awaiting reply), 1761 (sidewalk lift – In process), and 1824 (yard condition – Corrected).

5. Open Business

A. Status of entry electrical system maintenance

Discussed light fixture replacements and noted two posts within the gates are the last in the maintenance plan, with a need for \$60 to order the last two lights.

Motion to accept approve \$60 for two light fixtures.

Motion: Carl Doughty Second: John Fazekas

Vote: Approved (unanimous)

B. Status of front entrance irrigation system

The system is functioning satisfactory with zones 1 & 7 requiring adjustment to limit overspray on sidewalks, to be completed by 2023-05-19.

C. Status of lake management

Solitude services satisfactory, with a lake treatment performed today (2023-05-04)

D. Status of front entrance mulching / sodding

Discussed accomplishment of adding sod, replacing mulch and plants, and noted the cost savings by using informal contract labor over the major landscaping services to reveal a saving to the community of over \$6,000 in combined effort.

E. Status of sign pole and front entrance light pole painting

Reported all painting has been accomplished with the final step to be sealing the finish (to be accomplished later this month depending on the weather). Noted the cost of materials to be approximately \$75.

Motion to accept approve \$75 reimbursement for paint/supplies.

Motion: John Fazekas Second: Carl Doughty

Vote: Approved (unanimous)

F. Lake drain pipe maintenance plan

Discussed lake drain pipe maintenance plan to note that Julie Schwaller met with Melbourne Tillman to evaluate the Laurelwood drain system status to note following:

- The system requires a formal inspection to determine an accurate estimate: This should be budgeted into the 2024 operating budget with a potential cost between \$2,500 and \$3,500). This will include inspection of the other junction box.
- Results should support planning for sleeve repair. System life and conditions of similar systems in the area provide a projection of need within the next 5 years (system condition to be assessed during the inspection).
- Some system accesses (manhole covers) are not removeable due to overgrowth and rust, with some being significantly below ground level. Some accesses may require replacement and raising).
- Note: Bridgewater activity (pipe sleeving) is estimated at about \$45,000, which is significantly smaller than the LHOA system. LHOA may need to plan on a 5 year budget at a much higher expense (possibly as much as three times the amount) to prevent sytem collapse upon failure.

G. Road maintenance plan

Discussed the areas of the road requiring maintenance and determined a plan to prioritize repair will be developed after the completed construction on 1880.

6. POA Update (if applicable)

No activity – POA lacked a quorum to conduct business, and affected the vote to select a contractor to begin club house roof repairs.

7. New Business – Not discussed due to time constraints

A. 2023-2024 Election Plan

Discussed plan to send community notices

Discussed election night schedule to note:

5:45pm – Begin voter registration

6:00pm – Begin LHOA vote, perform count, announce results, and if possible, conduct organizational meeting.

7:00pm – End of meeting.

Fairway Management noted there must be a 2/3 majority to change the current positions.

8. Open Discussion

A. Discussed community personal accomplishments and needs.

B. Discussed appreciation for the volunteer support to accomplish the multiple projects – Names to be brought forward in the community newsletter.

9. Date for the Next Scheduled Meeting is Thursday, June 01, 2023 at 6:00pm

10. Adjournment

Motion to adjourn at 7:20 PM

Motion: Carl Doughty

Second: John Fazekas

Vote: Approved (unanimous)