

**Bayside Lakes Commercial Center  
Property Owners' Association  
C/o Fairway Management  
1331 Bedford Dr., Suite 103  
Melbourne, FL 32940  
(321) 777-7575 fax (321) 777-4646  
Board of Directors  
July 27, 2021  
5:30 P.M.  
Bayside Lakes Clubhouse**

<p><b>Board Members Present:</b>  Melody Hamant  Peter Mullings  Sharon Harrell  James Krempasky  Josh Williams  David Cannon  Lucianne Theodule  Stephan Rouveyrol  <b>Not Present:</b>  Louisa Carll  Leonard Jenik</p>	<p><b>Property Management:</b>  Joy Simon  Jim Kenney</p>
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1. **Call to Order-** Meeting called to order by Melody Hamant at 5:30P.M. A quorum was established with 8/10 Directors present.
2. **Proof of Meeting Notice-** Posted on door of clubhouse more than 48 hours in advance of meeting.
3. **Reading/Waive Reading of Previous Minutes** – Sharon Harrell motioned to waive the reading and approve the minutes as written, Stephan Rouveyrol 2<sup>nd</sup>, all approved.
4. **Management Report:** (See below report),
5. **New Business:**
  - a. **Palm Trees on Bramblewood-** Jim Kenney reported that 2 of the Queen palms on Bramblewood had to be removed due to being diseased. Flawless is currently speaking with ECOR to see what is able to be replanted in that area. They are also looking into the possibility of removing some of the soil to be able to replant the Palms.
  - b. **KEW Land Use Request-** Jim Kenney reported that's KEW, LLC has requested lots C-1 – C-5, C-7 and Lot I be changed from their current designation in the Declaration to residential. Such a change would require an amendment to the Declaration. To put out a proxy ballot requires a Board vote. The amendment would need to be approved by 2/3rds of the membership.  
The C lots are currently designated as commercial and are assessed per acre on both the A& B budget areas. Lot I is designated as Institutional and is currently assessed as such per acre. The total acreage of Institution property would be reduced from 62.04 acres to 44.12. This would raise the A budget institutional rate from \$870 per acre to \$1,222.70 per acre. The B institutional budget would go from \$154 per acre to \$219 per acre.

Total Institutional raise per acre \$417 per year

Commercial acreage would decrease by 8.53 acres. Commercial assessment per acre in Budget A would go from \$1,499 to \$1,647. In Budget B the per acre rate would go from \$269 per acre to \$296.

Total Commercial rate increase of \$174.19 per acre

Residential would decrease. Number of acres added 34 lots ( 4 per acre) from the C lots and 143 lots (4 per acre from the I-1 Lot

Budget B Residential would go from \$34 per lot to \$31.46 per lot. Budget C-1 would go from \$104 per lot to \$96.39 per lot. An annual decrease of \$10.25 per home annually

The change would have no effect on the C-2 Budget.

Sharon Harrell, representative for KEW mentioned they were interested in having Lot D rezoned as well.

Dave Cannon motioned to reject KEW's proposal, Stephan Rouveyrol 2<sup>nd</sup>, Sharon Harrel Abstained and Melody Hamant voted nay, everyone else approved. Motion passed.

## **6. Old Business**

- a. Flawless quote-** Joy from fairway reported that Flawless is still working on getting the road closure permits, once they have those in place they will be able to provide a date when the trees will be taken care of.
- b. Sidewalks-** Stillwater Construction was able to provide the required insurance, they are scheduled a month out, they will provide a service date once they have it available.

## **7. Open Discussion**

Next meeting will be August 24, 2021 at 5:30pm.

Being no further business before the Board the meeting was adjourned at 6:22 pm.

**Minutes Prepared By:**

**Joy Simon**

**Fairway Management**