

**Bayside Lakes Commercial Center
Property Owners' Association
C/o Fairway Management
2051 Bramblewood cir
Palm Bay, FL 32909
(321) 984-2201
Board of Directors
January 24, 2023
5:30 P.M.
Bayside Lakes Clubhouse**

<p>Board Members Present: Melody Hamant Sharon Harrell David Cannon James Krempasky Martin Curry Julia Schwaller Josh Williams Peter Mullings Not Present: Leonard Jenik Jim Petrino</p>	<p>Property Management: Joy Simon Jim Kenney</p>
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1. **Call to Order-** Meeting called to order by Melody Hamant at 5:00P.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 or waiving of the prior meeting minutes:** Tabled until all board members are able to read the minutes.

4. Management Report: (See below report),

Pool Surface-Quotes were requested from Intercoastal Pools, Castaway Pools, and Double Action Plastering. Two quotes were received back: Double action for \$87,600 and Castaway for \$59,950. The board is going to table until additional quotes are received.

Streetlights that are not working- Ticket number 11462 was created on December 19, 2022 for the below lights: Fairway has marked with different colored tape on the poles for FPL to identify which poles need what corrective action- FPL quoted 45 days for repair;

- 1 missing completely on the right side 3rd one in
- 1 has a blue tinted bulb. Needs to be LED
- 1 is yellow need to be LED
- 8 are not working at night.

Fountain lights that are not working: American Pump was out on 1/21/23 and repaired the lights to the fountain, the motors for the lights and timer were both replaced as neither were functioning, the fountain itself was cleaned as well. It was reported by residents the light was still not functioning after repair, Joy from Fairway will call American Pump again to return.

Benches that need painting: the bench in the playground area has been removed and is being replaced, all other benches are being sanded and repainted.

Tennis Courts that need cleaning- Phanatik Pressure Cleaning is scheduled to pressure wash the tennis courts this week, weather permitting.

Repair the Lift Station fence- The city reported on Friday that the material has been ordered and a contractor hired and the fence should be completed withing two weeks.

Gutter Roof Damage: Nailed It Roofing and OTD Development are scheduled to provide a quote to repair the gutter and inspect the roof. A leak has developed on the patio and both companies have been asked to inspect the areas. An adjuster is being contacted to help with the costs of the rood repair.

Tree Trimming: Flawless has completed the trimming of the Palm Trees in the pool area, playground, and behind the clubhouse.

Lights in Parking Lot- The lights in the parking lot that are out are on schedule with Premiere Electric to be replaced.

5. Old Business:

- a. Diocese of Orlando Amendment-** Jim Kenney reported that the board had a closed board meeting with the attorney to redraft the amendment requested by the Diocese of Orlando. The 21 acre lot is currently zoned institutional and wants to be rezoned to residential. Currently the lot is under contract with Condev to build a 123 single family home development (The Landing at Bayside). The city has already approved the rezoning with the one condition, the POA amends their documents to classify the lot as residential and not institutional. If amended this will allow the lot/ homes built to be billed as residential which will put a burden on the other institutional properties and cause their POA fees to triple. The Developer has agreed to pay the difference in cost from the residential and institutional rates, and would be required to continue paying the difference until the documents were amended again. For the amendment to pass 2/3 votes (48 yes votes) would be needed from the membership. The board discussed during their closed meeting this was important to send out for the membership to vote. Peter Mullings motioned to ratify the amendment to be sent out and voted on at a Meeting to be scheduled on March 2nd, 2023 at 5pm, Martin Curry 2nd, Sharon Harrell voted no, motioned passes 7-1.

6. New Business

- A-** Permanent POA Meeting Sign- Residents asked to have a permanent meeting sin displayed- the board felt the posted meeting agenda at the clubhouse is sufficient notice and a common area. The meeting times are the same day and time every month.

7. Open Discussion

Next meeting will be February 28, 2023 at 5:30pm

Being no further business before the Board the meeting was adjourned at 6:27 pm.

Minutes Prepared By:

Joy Simon

Fairway Management