

MONTEREY COVE HOMEOWNERS' ASSOCIATION
BAYSIDE LAKES
Board Meeting
June 7, 2022
6:00 pm
Bayside Lakes Clubhouse

Board Members Present:

Josh Williams
Bart Heier
Pete Paciorek
Doreen Bonosconi
Shirley Dimino
John Duplice
Holly Rizzo

Property Management:

Rick Whitman

1. **Call to Order**-Josh Williams called the meeting to order at 6:00pm. A quorum was established with 7 of 7 Board members present.
2. **Proof of Meeting Notice**- Notice was posted 48 hours in advance of the meeting.
3. **Reading/Waive of Previous Minutes**- Josh Williams motioned to waive the reading of the May meeting minutes, Pete Paciorek 2nd, all approved.
4. **Financials**-Rick Whitman reported that the Operating Account had a balance of \$61,444.98 and the Reserves balance was \$100,740.30 for a total of \$162,185.28 on April 30, 2022. Rick pointed out that only two owners were over 30 days delinquent in paying the monthly fees and would most likely pay by the middle of June.
5. **Officer and Committee Reports:**
6. **ARC Report:**
 - a. **ARC**-Rick Whitman reviewed the ARC Status Report that was passed out before the meeting. John Duplice reviewed the report and would like it updated before the next meeting.
 - b. **ARC Form**-John Duplice motioned to approve the revised ARC form with the wording for Tree Removal changed from "If" to "When" the tree stump is being removed. Rick will indicate that the ARC form has been revised as of June 7, 2022.
7. **POA Report:**
 - a. **Golf Course**- Josh Williams and Holly Rizzo indicated that the rezoning request was withdrawn by the owner of the Majors Golf course but that it is anticipated that she will refile in the next few weeks.

8. Old Business:

- a. **390 GDC Legal Issues**-Holly Rizzo motioned to approve up to \$2,000 more to bring the violations to Mediation, 2nd by Josh Williams and approved by all. Rick Whitman is to contact Arias Bosinger and if estimated cost to take this to Mediation does not exceed \$2,000, then he is to give the law firm approval to proceed. If the estimated cost exceeds \$2,000 then Rick is to bring this issue back to the Board for discussion.

9. New Business:

- a. **Tree Trimming from Fire Marshall**-Rick Whitman is to ask LSP to trim the entrance trees to a height of 15Ft and ask LSP to check the community for the properties that need trees hanging over the sidewalks trimmed back to 15ft.
- b. **Fairway Management Assignment**-Josh Williams motioned to approve the assignment of the Monterey Cove Fairway Management contract to Fairway Management LLC, 2nd by Holly Rizzo and approved by all.

10. Open Discussion:

- a. **Gate Issues**-Gary Halfhide from Magnolia Park asked for two volunteers to serve on a Gate Committee and develop recommendations to upgrade the gates at the clubhouse. Anyone interested is to email Rick Whitman who will then forward the information to Gary.

- b. **Next Meeting: Tuesday, July 5, 2022, in the Clubhouse at 6:00pm**

Being no further business before the Board the meeting was adjourned at 7:10 pm.

Minutes Prepared By: Rick Whitman, Fairway Management