

LAKE FOREST AT BAYSIDE LAKES  
HOMEOWNERS' ASSOCIATION

Board of Directors Meeting

January 6, 2021

5:30pm

Via Zoom

Minutes

**Board Members Present**

Dave Kirchner -[dkirchner1@cfl.rr.com](mailto:dkirchner1@cfl.rr.com)

Jim Morse -[jimmorse6@aol.com](mailto:jimmorse6@aol.com)

Walt Kaminski -[ibediving@aol.com](mailto:ibediving@aol.com)

Larry Kizer -[lkizer@cfl.rr.com](mailto:lkizer@cfl.rr.com)

James Krempasky -james.krempasky@gmail.com

1. Call to Order- Meeting called to order by James Krempasky, at 5:30pm.
2. Proof of Meeting Notice-Notice was posted in accordance with the regulations.
3. Reading/Waive Reading of Previous Minutes; Walt Kaminski motioned to waive reading the minutes, Jim Morse 2<sup>nd</sup>, all approved.
4. **Reports-**
  - a. **Management Report-**

**Financial Information-**The Operating Account balance as of November 30th, \$29,871.11. The Reserve balance at the end of November was \$114,759.53 for a total of \$144,630.64 Operating and Reserves). Dave Kirchner motioned accept the report as stated, Walt Kaminski 2<sup>nd</sup>, all approved.

**Old Business**

1. **Curb/ sidewalk/ road repair-** James will send the final draft to Joy to send to the attorney for review and provide input. Dave is still trying to get quotes for the repairs needed.
2. **Electric repair-** Cornelius electric performed the survey of the electrical wiring at the front entrance in December, still waiting on the schematics they agreed to provide. Will need a quote to have them repair the issues with the electric at the front gate.
3. **Fining committee-** Still not getting volunteers other than one homeowner to be on the committee. An option would be to send homeowners to the attorney and have the attorney send demand letters to homeowners not in compliance.
4. **Pressure cleaning-** Pressure cleaning was completed in December, invoice will be paid in January and will reflect in 2021 budget.
5. **Front Gate-** when putting up the Christmas decorations, the breaker was shut off and the back up battery did not activate. Gate Technologies replaced the batteries. Dave from Gate Technologies is working with their 3rd party vendor to fix the caller ID not displaying Lake Forest when calling from the gate.

6. **Weeds in the pond-** there is still an issue with weeds up to the shoreline on one section of the pond.
7. **Landscaping lights at the front entrance-** James walked and noticed the body of the lights are very corroded. Need an estimate from Cornelius to repair 6 of the spot lights.

**New Business:**

1. **Fees that can be changed without changing the covenants-** the only fee that can be changed is the ARC violation fine. The board is going to leave it at \$50/ day up to \$1000.
2. **Estoppel fee for Lake Forest (300 Brightwater)-** will show up in the December financials under Misc Income.
3. **Social Committee-** The board would like to look into forming a welcoming committee.
4. **Oak trees-** the trees need to be trimmed again, they are beginning to block the streetlights and hit RVs and trucks driving through the community.

**Violations:**

Open Discussion

**Next Meeting-** February 3, 2021 at 5:30pm.

Being no further business before the Board, the meeting was adjourned at 6:38pm