

MONTEREY COVE HOMEOWNERS' ASSOCIATION
BAYSIDE LAKES
Board Meeting
March 7, 2023, at 6:00 pm
Bayside Lakes Clubhouse

Board Members Present:

Doreen Bonosconi

Ben Harris

Bart Heier

Property Management:

Joy Simon for Rick Whitman

1. **Call to Order**-Bart Heier called the meeting to order at 6:00pm. A quorum was established with 3 of 3 Board members present.
2. **Proof of Meeting Notice**- Notice was posted 48 hours in advance of the meeting.
3. **Reading/Waive of Previous Minutes**-Ben Harris motioned to waive the reading of the December meeting minutes, Doreen Bonosconi 2nd, all approved.
4. **Financials**-Joy Simon reported that The Operating account had \$64,338.06 and the Reserves had a balance of \$106,672.66 for a combined total of \$171,010.72 on January 31, 2023. Late notices went out to all owners who had not paid the Annual Fee as of 1-31-2023. As of 3-6-2023, there are five accounts that have not paid the Annual Fee-they will receive final notices this month and the Board can decide at April's meeting whether to send any of these who still have not paid to the attorney for collections.
5. **Officer and Committee Reports: (None)**
6. **ARC Report:**
ARC Status Report- Holly Rizzo reported that two applications were approved; an application for a fence and an application for exterior paint.
7. **Old Business:**
 - a. **390 GDC Legal Issues**-Bart Heier reported the homeowner fixed the sidewalk and removed the fruit trees, however, should be responsible for attorney fees. Bart Heier motioned to approve the attorney's proposal, Ben Harris 2nd, all approved.
 - b. **373 GDC**-Bart heier reported the basketball hoop and the garage decals have been removed.
 - c. **570 GDC**-Rick Whitman was asked to send a letter to this address for failing to pick up after their dogs.
8. **New Business:**
 - a. **Mulching Vendor**-Bart Heier motioned to approve the bid by Central Florida, Doreen Bonosconi 2nd, all approved.
 - b. **Dog Poop Stations**-Bart Heier motioned to purchase one station at the price of \$249 to be installed by the preserve, Ben Harris 2nd, all approved. Bart Heier

volunteered to install the station and Doreen Bonosconi volunteered to clean and maintain the station.

- c. **Compliance Committee**-Bart Heier motioned to appoint Eileen to the compliance committee, Doreen Bonosconi 2nd, all approved.
- d. **433**- The board has requested a letter be sent to the homeowner to paint the panel of the garage door that was replaced to match to rest of the garage door.
- e. **373**- The board has requested a letter be sent requested the screen/netting over the garage be removed, as it was not approved by the arc committee.

9. Open Discussion:

- a. **Jay**- voiced several complaints most relating to the POA that he felt were not being handled quickly enough. Within the community homeowners are parking on the road which is against the CCRs and will now continue to park his vehicle in the road since he feels the rule is not being followed.

Next Meeting: Tuesday, April 4, 2023, in the Clubhouse at 6:00pm

Being no further business before the Board the meeting was adjourned at 6:50 pm.

Minutes Prepared By: Joy Simon for Rick Whitman, Fairway Management