

Summerfield at Bayside Lakes Homeowners Association, Inc.  
Board of Directors Meeting  
October 10, 2023  
5:30 PM  
Recreation Center Clubhouse  
2051 Bramblewood Circle  
Palm Bay, FL 32909  
**Via Zoom Session\***

## Minutes

1. **Call to Order:** President Robert Stise called the meeting to order at 5:30 PM. A quorum was established with 5 board members in attendance.

2. **Proof of Meeting Notice:** Notice was posted on the electronic message board at the exit to Summerfield according to requirements.

3. **Reading / Waive reading of previous minutes:** No vote was done. The vote will be done on the November 14 Meeting.

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### 4. Management and Committee reports:

**Financial:** Joy provided the end of September financials. We have \$41,038.48 in our operating account, \$219,389.43 in our reserves for a total of \$260,527.91. Joy mentioned we have 2 past due accounts. One is 1784 that did not pay dues and we had to send the account with our attorney 2 months ago and 996 GB who is going to foreclosure. Joy explained that when a resident is behind on their dues, they have to present a payment plan to the board and the board votes on it.

5. **ARC Committee Reviews:** Every request has been approved unless one that came in at the last minute and still needs to be reviewed for approval.

6. **Pedestrian gate broken at the entrance:** Waiting for some quotes.

7. **Spectrum by the wall:** Some of the small panels kept losing colors on the eboard. This issue was fixed. Alvaro suggested putting a cover on top of the eboard to prevent damage reappearing in the future. Heavy rain seems to be the cause of the issue. Once internet is available be the eboard we will be able to retrieve the camera footage at no cost.

8. **Pressure Washing:** Phanatik will be pressure washing the vinyl fence for \$1,200.

9. **Mobile Radar:** We should have one in about 3 months

### 10. Having HOA Meetings at the clubhouse:

The Board agreed to have an in person meeting once a quarter at the clubhouse.

11. **Eboard Messages:** Robert requests residents to speak with their service providers to follow the speed limit in our HOA. The homeowners are responsible for their vendors speeding. Stephan mentioned he was approached by several neighbors that took offense at the messages on the eboard for the negativity of the content. The Eboard should reflect positive messages. Alvaro mentioned we should not put arbitrary laws that are not in the bylaws.

### 12 Marie mentioned things were left off the agenda:

1-CD Clarification. Rick Whitman never had the CD under his own name even though it was stated otherwise at the previous meeting. The money was in the Summerfield HOA name and Rick was only the signatory on the account.

2.- Marie said some residents approached her and were unhappy at the fact the money withdrawn from the CD was not reinvested right away.

3-Road repairs. Marie received an estimate for \$400,000 for the roads and would like the budget increase to reflect that over the years.

The money on our CD is getting interest.

Robert made the point that our HOA is financially stable compared to other HOA's. The roads are in good shape.

Robert left the meeting at 6.14 PM.

Marie was asking to add more to the reserves by increasing the HOA dues so that residents are not hit hard when the roads need to be replaced.

One resident Molly asked if the power goes out, how do we get out of the gate? Joy explained that there is a backup power that would automatically open the gate.

Molly also asked about the situation with the golf course. Marie mentioned it is not part of the HOA. It is private property. We have no control over what a private owner can do with their property.

**13. Next Meeting:** November 14, 2023, in person at the clubhouse

**14. Meeting adjournment:** The meeting was adjourned by Stephan at 6:31 PM.