

**MONTEREY COVE HOMEOWNERS' ASSOCIATION**

**BAYSIDE LAKES**

Board Meeting

June 6, 2023

at 6:00 pm

Bayside Lakes Clubhouse

**Board Members Present:**

Doreen Bonosconi

Bart Heier

Ben Harris

**Property Management:**

Rick Whitman

1. **Call Order**-Bart Heier called the meeting to order at 6:00pm. A quorum was established with 3 of the 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**-Bart Heier motioned to waive the reading of the April meeting minutes, Doreen Bonosconi 2<sup>nd</sup>, all approved.
4. **Financials**-Rick Whitman reported that The Operating account had \$52,171.76 and the Reserves had a balance of \$106,831.81 for a combined total of \$159,003.57 on May 31, 2023.
5. **Officer and Committee Reports: (None)**
6. **ARC Report:**
  1. **ARC Status Report**-Rick Whitman reported that he missed the ARC for 474 GDC but sent it out late today to the ARC Committee for review.
7. **Old Business:**
  - a. **390 GDC Legal Issues**-Rick Whitman reported that the first payment of \$380 was paid for May-but to the office and not to the attorney.
  - b. **373 and 511 Collections**-Rick Whitman reported that 373 GDC made two payments totaling \$900 and now owed \$525. And that 511 GDC paid \$2000 and now had a credit of \$690. Bart Heier motioned to send a letter to 390 GDC to remove the Shed in 30 days from June 4<sup>th</sup>, 2<sup>nd</sup> by Doreen Bonosconi and approved by all.
  - c. **Irrigation Schedule**-Bart Heier motioned to accept In Motion Services as the irrigation company at \$700 per month, 2<sup>nd</sup> by Doreen Bonosconi and approved by all. Rick will notify Mike Neidlinger and plan of July 1<sup>st</sup> for new vendor to start.
    1. **CC&R Changes**-Rick Whitman reviewed the documents developed by the attorney for the mailing to amend the Declarations. The mailing will go out before July 1<sup>st</sup> for the Special Meeting on August 1<sup>st</sup>. It was agreed that anyone with questions can email Rick and he will add that to the cover letter. It was also agreed that Rick will provide a list to the Board on July 17<sup>th</sup> of those who have not responded so that the Board members can go door to door for Proxies. Bart Heier motioned to

approve the amendment package for the Special Meeting on August 1, 2023, 2<sup>nd</sup> by Doreen Bonosconi and approved by all.

- d. **Potluck Lunch**-The Hospitality Committee hosted a Potluck Lunch at the Clubhouse on the porch on May 21<sup>st</sup> from 1-4pm and Lee Almanzo reported that the food was good and good participation. Lee announced that there will be a Wine Down Wednesday gathering at the Pour 4 café located at 355 Bayside Lakes Boulevard at 5pm on June 21<sup>st</sup>.

**8. New Business: Violation Letters**

- 1. 318 GDC Blocking Sidewalk
- 2. 366 GDC Blocking Sidewalk
- 3. 450 GDC Remove Stump
- 4. 504 GDC Remove Stump
- 5. 565 GDC Remove RV
- 6. 570 GDC Blocking Sidewalk
- 7. 577 GDC Remove Commercial Vehicle

**b. Additional Violation Letters to be sent:**

- 1. 415 GDC-Remove work trailer
- 2. 433 and 439 GDC-Make garage door all same color and style
- 3. 570 GDC-Remove dead palm
- 4. 312 GDC-Move trash cans out of view
- 5. 390 GDC-The Board approved granting a 30-day time period for the shed that was placed in the backyard to be used and then removed no later than July 5, 2023-Rick to send a letter stating same.

**9. POA Business-Nothing to report.**

**10. Open Discussion:**

- a. **462 and 540 GDC Grass**-Rick will check with LSP for possible new sod.
- b. **Date Palm at Entrance**-LSP is to submit a quote for replacing the date palm at the entrance with another palm.
- c. **Yard of the Month**-Tabled for now
- d. **Signs**-Bart will send Rick the wording for new signs for meetings, Facebook page and no fishing.
- g. **Power Washing Curbs**-The Board agreed to wait until next year to put this in the budget.

**Next Meeting: Tuesday, August 1, 2023, in the Clubhouse at 6:00pm-Special Meeting for Amendment changes.**

Being no further business before the Board the meeting was adjourned at 6:51 pm.

Minutes Prepared by Rick Whitman, Fairway Management