

LAKE FOREST AT BAYSIDE LAKES
HOMEOWNERS' ASSOCIATION
Board of Directors Meeting
August 2, 2023
5:30pm
Bayside Lakes Clubhouse
Minutes

Board Members Present

Larry Kizer - lkizer@cfl.rr.com

John Sciarretta- jsciarr@gmail.com

James Krempaski- james.krempasky@gmail.com

Mark Racicot- smpk946@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; Larry Kizer motioned to approve the May minutes, Mark Racicot 2nd, all approved.
4. **Reports-**
 - a. **Management Report-**

Financial Information-The Operating Account balance as of July 2023 is \$81,376.53 The Reserve balance at the end of July was \$203,147.45 for a total of \$203,147.45 Operating and Reserves).

Old Business/ Action Item List

1. **254 Drainage issue-** Stillwater Construction came out to look at the issue, advised the only way to solve it is to remove the roots under the concrete from the Oak trees and repour the concrete. Stillwater is putting together an estimate for the work for the board to review.

New Business:

1. **John Sciarretta Resignation-** John has placed his home on the market and will be leaving the board, Mark Racicot will sign checks once John is no longer in the neighborhood.
2. **Requests to join the ARC Committee-** Laura Strickhausen 254BW and Savannah Stevens 219BW both put in requests to join the arc committee. The current ARC members were able to meet with Laura and recommend adding her to the committee, they have not been able to meet with Savannah yet. Mark Racicot motioned to appoint Laura to the ARC committee, Larry Kizer 2nd, all approved. The ARC committee will set a time to meet with Savannah to see if she will be a good fit for the committee.
3. **Bush needing to be replaced at the front entrance by the service box-** Joy from Fairway will reach out to Flawless for a quote to replace the bush that died with the same type of bushes currently around the service box.
4. **Basketball hoops-** The ARC Committee brought a question to the board on whether or not permanent basketball hoops were allowed per the covenants. The board is in

agreement that a home wanting to install a basketball hoop will need approval from the arc committee. All homes currently with basketball hoops will be checked to see if an arc form was filled out prior to installation.

5. **Car Cover-** The ARC committee is looking for guidance on whether car covers are allowed. The Covenants and state statues only mention inoperable vehicles are not allowed in the driveway, however Palm Bay Ordinance mention a covered car is considered inoperable. The board is in agreement that the items that would make a car inoperable would be not registered, wheels flat or removed, on jacks, or any other issue that would make the vehicle undrivable. John Sciarretta motioned that if a homeowner can provide current insurance and registration for the vehicle covered, and the cover being used is in good condition, the car can remain covered, Mark Racicot 2nd, all approved.
6. **Oak Trees-** James Krempasky would like to begin the process to have the docs amended to eliminate the requirement for an Oak tree in the greenbelt when the weather is cooler.

Violations: Mark Racicot motioned to approve fining the below properties, Larry Kizer 2nd, all approved.

- 201BW- ARC fine for erecting the screen room without approval
- 237BW- Paint the mailbox, Repair fence around pool equipment
- 410BW- Replace the mailbox numbers

Open Discussion

Next Meeting- September 6, 2023 at 5:30pm

Being no further business before the Board, the meeting was adjourned at 6:18pm