

MONTEREY COVE HOMEOWNERS' ASSOCIATION
BAYSIDE LAKES
Board Meeting
May 3, 2022
6:00 pm
Bayside Lakes Clubhouse

Board Members Present:

Josh Williams
Bart Heier
Pete Paciorek
Doreen Bonosconi
Shirley Dimino
John Duplice
Holly Rizzo

Property Management:

Rick Whitman

1. **Call to Order**-Josh Williams called the meeting to order at 6:00pm. A quorum was established with 7 of 7 Board members present.
2. **Proof of Meeting Notice**- Notice was posted 48 hours in advance of the meeting.
3. **Reading/Waive of Previous Minutes**- John Duplice motioned to waive the reading of the September meeting minutes, Doreen Bonosconi 2nd, all approved.
4. **Financials**-Rick Whitman reported that the Operating Account had a balance of \$76,990.27 and the Reserves balance was \$100,737.19 for a total of \$177,727,19 on March 31, 2022. Rick pointed out that 373 Gardendale Circle had paid \$6,086.08 pf which \$2,869.17 was attorney fees and interest and \$4,216.91 was for past dues and late fees.
5. **Officer and Committee Reports:**
6. **ARC Report:**
 - a. **ARC**-Rick Whitman reviewed the ARC Status Report that was passed out before the meeting. Efforts are still being made to received completion dates for all projects. John Duplice reported that he had received many good recommendations to be added to the new ARC form. Holly Rizzo is to send the list of changes to Rick Whitman for incorporating into the ARC form and Rick will send the revised ARC form back to the Board and the ARC Committee for final approval before the next meeting.
7. **POA Report:**
 - a. **Golf Course**- Josh Williams reported that meetings to discuss the rezoning are being held on May 9th, May 18th and May 30th at 6pm at the Clubhouse for those who want to attend. Josh also indicated that the Palm Bay City Council will meet on June 9th at 6pm to review the rezoning of the Majors Golf Course. Josh also reported that the tennis courts now have one court painted with pickleball lines.

8. Old Business:

- a. **390 GDC Legal Issues**-The Board requested the total legal fees paid to Arias Bosinger for 390 GDC. Rick Whitman will get these and send them to the board. Concern was expressed over the over the need to know what the legal cost would be before contacting the attorney.
- b. **Mulching quote**-The mulching of the properties was completed by Central Florida. Complaints were mentioned regarding the inconsistency of the mulch, both in type and spreading.

9. New Business:

- a. **Pump Area**-It was reported that the pump area between Monterey Cove and Brookside needs to be cleaned out of trees and debris. Rick Whitman will get this done.
- b. **Irrigation Agreement**-Bart Heir motioned to approve the agreement with Mikes pump and irrigation, 2nd by Shirley Dimino and approved by all.
- c. **LSP**-Owner of 415 GDC complained again about his back lawn being cut too short. He has given up trying to have this area cut properly. Another complaint was uneven cuts. Rick Whitman will notify LSP. Rick Whitman was asked to request the schedule for when the driveways are to be sprayed for weeds.
- d. **Sprinkler Heads**-An owner questioned whether the grass area around the sprinkler heads was being removed so the sprinkler would operate effectively. Rick Whitman will notify Mike.
- e. **Date Palm**-Bart Hier motioned to approve the \$750 quote from LSP to removed and grind the stump of the date Palm at the front entrance that is dead, 2nd by Doreen Bonosconi and approved by all. Rick Whitman was asked to have the other palms trimmed.
- f. **330 GDC**-Rick Whitman was asked to have LSP treat the lawn at 330 GDC for weeds.

Next Meeting: Tuesday, June 7, 2022, in the Clubhouse at 6:00pm

Being no further business before the Board the meeting was adjourned at 7:05 pm.

Minutes Prepared By: Rick Whitman, Fairway Management