

**Bayside Lakes Commercial Center
Property Owners' Association
C/o Fairway Management
1331 Bedford Dr., Suite 103
Melbourne, FL 32940
(321) 777-7575 fax (321) 777-4646
Board of Directors
January 25, 2022
5:30 P.M.
Bayside Lakes Clubhouse**

<p>Board Members Present: Melody Hamant Matin Curry Sharon Harrell James Krempasky Josh Williams David Cannon Lucianne Theodule Jim Petrino Leonard Jenik Not Present: Leonard Jenik</p>	<p>Property Management: Joy Simon Jim Kenney</p>
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1. **Call to Order-** Meeting called to order by Melody Hamant at 5:30P.M. A quorum was established with 9/10 Directors present.
2. **Proof of Meeting Notice-** Posted on door of clubhouse more than 48 hours in advance of meeting.
3. **Reading/Waive Reading of Previous Minutes** – Sharon Harrell motioned to waive the reading and approve the minutes as written, Dave Cannon 2nd, all approved.
4. **Management Report:** (See below report),

Front Entrance Letter Color- This was discussed when the sign on Cogan was installed and the board decided on the white lettering for that sign, to change the lettering on the entrance sign to white as well and it was tabled. I have received complaints again from multiple residents that the letters are hard to see at night. Joy From Fairway will get a quote from Kendal Signs, the board will decide to replace the letters this year or if it needs to be included in next years budget,

Speed Limit sign on Bramblewood- A resident has requested a speed limit sign be installed on the entrance sign of Bramblewood, since there is only one on the exit side and speeding is becoming an issue. The board agrees to add a sign on the entrance side.

Fountain Light- The light on the fountain on the Bramblewood circle is out, we are on American Pumps schedule for the 26th to have it repaired.

Bollards around the callbox- The bollards will be repainted around the callboxes by Fairway Management's maintenance. Jim Kenney asked the boards permission to extend the bollards, since the no parking signs on the grass continue to get ran over. Dave Weber motioned to add 3 additional bollards where the no paking on the grass signs are located, James Krempasky 2nd, all approved.

Broken Sidewalk- There are two sections of broken sidewalk on the path behind Monterey Cove going to the tennis Courts that Stillwater Construction will be out to replace for \$500, they are currently surrounded with caution tape.

5. New Business:

A Clubhouse Updates- Jim Kenney reported that new tennis screens are being ordered, pool chairs, basketball courts, and pool fence are being cleaned, Playground weeds and mulch are being addressed by Ecor and Flawless

B. Jim Kenney Reported that phase 2 of Stonebriar is being built and it will add 171 homes to the C-1 budget,

c. Pickleball- Residents from the community have requested that lines be added to the tennis courts for pickleball. Residents from the tennis community agreed that additional lines on the court would be distracting but if painted in a blue it would be better than the tape that is currently being used. The board is going to look into the cost of having the lines added to the courts- tabled until quotes are received.

6. Old Business

7. Open Discussion

Next meeting will be February 22, 2022 at 5:30pm

Being no further business before the Board the meeting was adjourned at 6:14 pm.

Minutes Prepared By:

Joy Simon

Fairway Management