

MONTEREY COVE HOMEOWNERS' ASSOCIATION

BAYSIDE LAKES

Board Meeting

February 7, 2023, at 6:00 pm

Bayside Lakes Clubhouse

Board Members Present:

Doreen Bonosconi

Ben Harris

Bart Heier

Property Management:

Rick Whitman

1. **Call to Order**-Bart Heier called the meeting to order at 6:00pm. A quorum was established with 3 of 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**-Ben Harris motioned to waive the reading of the December meeting minutes, Doreen Bonosconi 2nd, all approved.
4. **Financials**-Rick Whitman reported that the Operating balance on December 31,2022 was 18,563.11 and the Reserve balance was \$106,606.07 for a total of \$125,169.18. Rick indicated that at the next meeting he will review the number of owners who have not paid the Annual Fee of \$646.00.
5. **Committee Appointments:**
 - a. **ARC Committee**-Ben Harris motioned and Bart Heier 2nd to approve Doreen Bonosconi, Evelyn Brown, Gloria Lewis, Ben Love, and Holly Rizzo as the ARC Committee, motion passed.
 - b. **Hospitality Committee**-Ben Harris motioned and Bart Heier 2nd to approve Lee Almanzo, Lee Thomas and Thomas Clemo as the Hospitality Committee, motion passed. It was agreed that funds for welcome gifts etc. will come out of the Community Activities line item in the 2023 Budget.
6. **Officer and Committee Reports: (None)**
7. **ARC Report:**

ARC Status Report-Rick Whitman reported that the ARC form for 336 GDC has not been approved but should be in the next day or so. He also indicated that the report was missing 385 GDC and would be added-there is an issue with the fence requested and the ARC Committee is working on dealing with the request.
8. **Old Business:**
 - a. **390 GDC Legal Issues**-Rick Whitman reported that the attorney filed the lawsuit and is awaiting confirmation of a Court Date.
 - b. **373 GDC**-Rick Whitman was asked to send another letter to this address for the basketball hoop still lying on the driveway and the cars still blocking the sidewalk.

- c. **570 GDC**-Rick Whitman was asked to send a letter to this address for failing to pick up after their dogs.

9. New Business:

- a. **BLCC Amendment**-Doreen Bonosconi motioned to approve the proposed Ninth Amendment to the Bayside Lakes Commercial Center Declarations, changing the status of the parcel ID#29-37-30-01-1 from Institutional to Residential, 2nd by Ben Harris and motion passed. Doreen will fill out the Proxy and Ballot accordingly.
- b. **Mulching**-Rick Whitman was asked to secure quotes for mulching the community using the red cypress mulch.
- c. **Dog Poop Stations**-Rick Whitman was asked to get a price for two Dog Poop Stations.
- d. **Compliance Committee**-Larry Satterfield and Larry Salisbury volunteered to be on the Compliance Committee and a third member will be sought.

10. Open Discussion:

- a. **Halloween**-A resident requested that the police coverage in the past be considered for the upcoming Halloween Night celebration.
- b. **Fun Day**-Doreen Bonosconi proposed having a Fun Day on a Saturday-she will put this in the next Newsletter.
- c. **Garden Club**-Doreen Bonosconi proposed having a Garden Club for residents to share gardening ideas.
- d. **Card Games**-It was reported that there are card games being played in the Clubhouse on certain days of the week and anyone is invited to attend.
- e. **Mass Email List**-Bart Heier motioned to develop a community wide email listing, 2nd by Ben Harris and motion passed.

Next Meeting: Tuesday, March 7, 2023, in the Clubhouse at 6:00pm

Being no further business before the Board the meeting was adjourned at 7:15 pm.

Minutes Prepared By: Rick Whitman, Fairway Management