

LAKE FOREST AT BAYSIDE LAKES
HOMEOWNERS' ASSOCIATION
Board of Directors Meeting
April 7, 2021
5:30pm
Via Zoom
Minutes

Board Members Present

Dave Kirchner -dkirchner1@cfl.rr.com

Walt Kaminski -ibediving@aol.com

Larry Kizer -lkizer@cfl.rr.com

James Krempasky -james.krempasky@gmail.com

Jim Morse

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; will be approved at the May meeting.
4. **Reports-**
 - a. **Management Report-**

Financial Information-The Operating Account balance as of March 31st, \$ 81,712.57. The Reserve balance at the end of March was \$ 124,835.17 for a total of \$ 206,547.74. Operating and Reserves). \$4,122.25 is the past due amount, 4 homes that have not paid their HOA fees. To date in 2021 \$161.52 has been collected in late fees, another \$365.25 has been billed and not yet collected.

Old Business

1. **Curb/ sidewalk/ road repair-** Jobear provided a quote of \$23,316.51 to repair the drainage pipe causing the road to sink and the 9 curbs needing to be repaired. The board unanimously approved to have the work completed. The funds will be taken out of the reserves account. Jobear is currently scheduling out 6-8 weeks, they will notify us when we can be placed on the schedule. Jobear mentioned being able to install a barrier that would prevent the roots from damaging the road and sidewalks again. Dave Kirchner is going to reach out and find the price of the barrier.
2. **Electric repair-** The quote for \$2468.75 to Install (2) additional circuits to island junction box using existing conduit and Furnish and install 150 amp Nema 3R 8 space Meter Main combo electric panel was approved by the board unanimously. Cornelius has submitted the required permit application and is awaiting approval. once the permit is approved they will supply a start date.
3. **Bush hogging behind white pvc fence-** Flawless will bush hog along the fence and the cul de sac on Devonwood for \$500. Tabled until the larger projects are completed.
4. **Road-** Dave Kirchner reported he has not received any responses from other vendors he has requested quotes from to repair the sinking road on Brightwater. The board will meet with both vendors to discuss what they are looking for in detail.

5. **Gate issues-** Still waiting on the issues with the caller ID to be resolved.
6. **Legal Review on Oak Trees-** Joy has followed up with Sonia, she will get the revision to us asap.
7. **Open Board position-** No one has shown in any interest in joining the board.

New Business:

1. **Landscaping lights-** James Krempasky is looking into purchasing landscaping lights for the board to install themselves.
2. **Flowers at the front entrance-** the flowers installed by Flawless look dead. The board would like some additional flowers added.
3. **370 and 390 Brightwater-** the homeowners removed an excessive amount of natural vegetation without arc approval. Joy and Shirley will meet and view what has been removed to see how to proceed with having it replaced.
4. **ARC questions-** Larry Kizer reported questions the arc committee had on who was to pay an ARC fee. Joy reported an ARC fee was only required for new construction. Also- why were some homeowners charged and not others, the board is in agreement that the fee should only be charged for new construction, any homeowners charged incorrectly will be refunded. The arc proposed removing the \$25 fee. The docs state in Article 2 Section 2 subsection b that a \$25 administrative fee for new build construction.

Violations:

Open Discussion

Next Meeting- May 5, 2021 at 5:30pm.

Being no further business before the Board, the meeting was adjourned at 6:41pm