

3MAGNOLIA PARK HOMEOWNERS' ASSOCIATION

BAYSIDE LAKES

Board of Directors Meeting

March 21, 2023

5:30PM

Bayside Lakes Clubhouse

Minutes

Board Members Present:

Gary Halfhide

Melody Hamant

Richard Jones

Julie Krueger

Mike Davis

Property Management:

Joy Simon

1. **Call to Order-** Meeting was called to order at 5:33 P.M. A quorum was established with 5/5 Directors present.
2. **Proof of Meeting Notice-**Notice was posted on Bulletin Board at entrance to Magnolia Park according to requirements.
3. **Reading/Waive Reading of Previous Minutes from January 2023-** Melody Hamant motioned to waive the reading of the minutes, 2nd by Mike Davis, and approved by all.
4. **Officer and Committee Reports:**
 - a. **ARC:** Ron Smith reported the number of roof applications has been decreasing, and more paint applications are being turned in. Overall not many applications have been turning in so far.
 - b. **POA-**Melody Hamant reported that the contract to resurface the pool has been signed and the work is scheduled for Mid August after the kids return o school from summer break. The clubhouse roof was inspected by an adjusted and has proven to have storm damage so insurance will cover the cost to repair. The amendment change requested by the Diocese of Orlando did not pass.
5. **Management Report**
 5. **Management Report:**
 - a. **Financials-** As of February 2023 the operating account has a balance of \$69,323.49, the reserves balance is \$174,675.75, for a total of \$247,513.91
 - b. **Past Due accounts-** The current outstanding amount is \$3,113.33. Any Accounts past 90 days not currently with the attorney will be sent for collections.
 - c. **126 RM-** Joy Simon reported the claim of lien has expired and the attorney is ready to move forward with the foreclosure process. Julie Krueger motioned to proceed with the foreclosure, Melody Hamant 2nd, all approved.
 6. **Old Business**
 - a. **220 Ridgemont-** Joy Simon reported the Judge denied our Motion to Continue so we are on the wait list for Trial. Board members can attend and testify if they would like, however the attorney feels Fairways testimony and the attorneys information will be enough. Mike Davis would like to be informed when the trial is set.
 - b. **perimeter fence behind 151RM-** Joy Simon reported the fence material is in but the A and B fence cannot do the work until the Preserve that belongs to Melbourne Tilman is cut back. Tilman has stated after viewing the area the fence is on their property and it would be the HOAs responsibility to cut the vegetation back but a fee would be required to do so.

7. New Business:

a. Vote for Amendment Change- Quorum was not met to hold a vote.

b. 165 Ridgemont has been sent multiple letters to remove the weeds in the flowerbeds, Remove the dead Palm fronds, Add mulch to the flowerbeds, Paint the house. Melody Hamant motioned to send to the attorney for a demand letter, Mike Davis 2nd, all approved.

c. . 2080 Thornwood yard work- Homeowners added dirt and sod to the rear of their property which appears to extend up to the preserve area. This was done prior to submitting an ARC form. After notice was sent to the homeowners to discontinue work and submit an Arc form, a form was submitted and denied by the arc committee. Fairway has requested the homeowner remove what was added to the rear of the property that extends beyond the property line, and homeowners have stated grass was removed, homeowners have been notified the added elevation may still be an issue. Neighbors have voiced complaints of the work done and they fear the added elevation will affect the drainage and the area is now at risk for flooding. The Board agreed to adjourn the meeting and meet at the neighbors house to inspect the property and make a decision on how to move forward, the decision will be emailed to Fairway Management.

6. Open Discussion

Next Meeting- May 18, 2023, at 6:30pm

Being no further business before the Board, the meeting was adjourned at 6:07pm.

Minutes Prepared By:
Joy Simon
Fairway Management