

LAURELWOOD HOMEOWNERS' ASSOCIATION

BAYSIDE LAKES

BOARD OF DIRECTORS MEETING

November 4, 2021 6:00pm

Bayside Lakes Clubhouse

Minutes Of Meeting

1. Call to Order & Establishment of a Quorum
Quorum established: Four of five board members present

2. Roll Call

Attendees

Dave Weber Vice President	
Carl Doughty Member at Large	
John Fazekas Secretary	
Lisa Veta Treasurer	
Iris & Al Barclay	1744
Deanna Douglas	1735
Jannine Heareck	1732
Teri Spain	1736
Laure Normandy	1740
Lovlet Prince	1728
Bryan Gordon	1748

3. Proof of Meeting Notice

Meeting notice posted at gate 48 hours prior to event (31 OCT 2021).

4. Review and Approve Minutes of the last Meeting

Meeting minutes for 2021-10-06

Minutes previously approved via email (unanimous)

5. Monthly Financial Statement Review (Joy)

Discussed end of SEP 2021 statement (@ \$121,067 total assets) to include fund distribution.

6. Committee Report

A. ARC Committee

a. Review Approve/Disapproved Applications

New applications:

1 – 1831 Painting: Application approved

b. CC&R revision

Discussed plans to review CC&R for revision per the 20 year opportunity to make changes to the CC&R to reflect current resident expectation for community standards. Also noted construction articles must remain while there are undeveloped lots in the community.

ARC assessing potential attorney fees to process a CC&R revision (state filing requirements) to ensure the activity can be reviewed for impact to the HOA budget

c. Review of 2nd amendment

d. Review of past amendments

Upon review of past amendments, their applicability to be included or excluded in the CC&R revision requires assessment, as the previously HOA board approved changes are not incorporated in the currently effective CC&R.

FM to provide history of previously approved amendments

B. Social Committee-Fall Festival

Mention fall festival – Noted there will be a 50/50 raffle to support the purchase of community holiday decorations.

C. Violation Arbitration Committee

1755 – Action pending (ARC application submitted approved)

7. Old Business:

A. Update on Front Entrance Work by Flawless-Mulch, Weeds and Electrical Cable

Discussed damage to electrical system and questioned if Flawless was capable of providing repairs:

Noted the Flawless lawn maintenance team is not supported with licensed electricians and do not have the ability to make electrical system repairs (Flawless would be required to subcontract this activity).

Noted mulch and acknowledged the additional mulch applied to the beds. However, the coverage is not consistent

B. Front Entrance Electrical Issue-Reserves

Discussed current electrical maintenance needs to include repair of the lights and the broken inground boxes,

Motion to postpone maintenance to address new lights and inground boxes

Motion: Carl Doughty

Second: Lisa Veta

Vote: Aye (unanimous)

Discussed the entry lights with regard to potential circuit breaker fault resulting in many lights not operating.

Motion to use reserve funds to repair system fault affecting a majority of the entry lights.

Motion: Carl Doughty

Second: John Fazekas

Vote: Aye (unanimous)

C. Community Notification Board

Report on the community board as installed and operational with special thanks to Dave Weber and Paul Zima for their personal efforts in organizing and executing the installation

D. 1755/1776 WRC Orange Front Door (ARC Form)

1755 – See VAC comment

1776 – Blue tape remains (removed from front, but still on 2nd story windows), and door issue not resolved (pending RES / Insurance reconciliation)

E. Insurance Indemnification Update – Tabled to next meeting

F. October Inspection Update

Discussed inspection contact activity on 27 OCT 2021

1776 – House paint was accomplished without submittal of an ARC form. FM confirmed a 'demand letter' was previously submitted to request completion of the painting project.

FM to recover a correspondence history to determine actions.

1712 – Continues to be noncompliant

Motion to send certified letter to cite violations and initiate the 30 day window to resolve noncompliance.

Motion: Lisa

Second: John Fazekas

Vote: Aye (unanimous)

1708 – Violations continue (NOV results document third occurrence with no evidence of attempted compliance and no response to visits or correspondence)

Motion to send certified letter to cite violations and initiate the 30 day window to resolve noncompliance.

Motion: John Fazekas

Second: Carl Doughty

Vote: Aye (unanimous)

G. Investment Account Update - Tabled to next meeting

8. New Business:

A. October POA Meeting Briefing

Discussed POA elections – Dave Weber has been elected as the secretary (effective for one year)

B. November Inspections Review and Approval-Door to Door

Discussed inspection results and noted there has been significant improvement with overwhelming resident cooperation.

Current violations on file.

C. December Inspections-Who is Doing Them

Lisa Veta and Carl Doughty to conduct December inspections. Considered effectiveness of a consistent view, as a dedicated team can not only identify non compliance, but recognize RES efforts and progress toward resolution for previously cited issues.

9. Open Discussion

A. NOV 16 – Budget workshop to address community needs

US Postal Service request – Non post activity is not approved, and the association will be fined if the activity continues.

At this time, the HOA Board has no activity which uses the post boxes. However, the committees and community as a whole require notification to prevent unnecessary burden on HOA budget resources.

- B. Current LHOA representation in FLA State records continues to reflect the previous board. Registration fee is approximately \$75.

FM advises this is a scheduled activity with the state system (the filing will be brought up to date in the near future). However, there is concern the current representation on state file may cause conflict in the event an issue requiring litigation is brought to bear. The HOA BD feels it is appropriate to expedite the correction of this misrepresentation.

Motion to refile with the State of FL to register the current HOA BD

Motion: Carl Doughty

Second: Lisa Veta

Vote: Aye (unanimous)

- C. Entry kiosk – Concern with position from road (hard to reach from many vehicles).
FM noted the placement is standard to many other communities – To move closer would increase the risk to damage from contact

10. Dates for the Next Scheduled Meeting is December 2 at 6:00pm

11. Adjournment

Motion to adjourn at 7:50 PM

Motion: Carl Doughty

Second: Dave Weber

Vote: Aye (unanimous)