

Laurelwood at Bayside Lakes Home Owner Association

Board of Directors Meeting – Thursday, January 5, 2023 6:30pm

BAYSIDE LAKES CLUBHOUSE

Minutes of Meeting

1. Call to Order at 6:30 PM by Carl Doughty (PRES)

Establishment of a Quorum: All board members present (see attendance):

Proof of Meeting Notice: Permanent meeting notice (first Thursday of each month) posted on the community communication board on 2022-12-10.

Minutes for Meeting 2022-12-01 reviewed:

Motion to accept Minutes for Meeting 2022-12-01.

Motion: Iris Barclay

Second: Julia Schwaller

Vote: Approved (unanimous)

Roll Call:

Parcel	Owner / Attendee
1711	Julia Schwaller (BOD – MAL)
1716	Ingrid Gaskin-Friar (BOD – TREAS)
1744	Iris Barclay (BOD – VP)
1775	John Fazekas (BOD – SEC)
1776	Carl Doughty BOD – PRES)
1868	J Johnson
1820	Jeanette Call
1735	Deanna Douglas
1816	Lisa Veta
1864	Ruthanne Hanson
1855	Rose Raffinello
1801	Denise Klenotich
1795	Katherine Roberts
1884	Diedre Daley
1884	Barbera Rose
1841	Rick Schrupp
Fairway Mgt	Joy Simons

2. Financial Report – Treasurer

Discussed status operating budget, reserve and investment yield (available in report).

Motion to accept financial report.

Motion: John Fazekas

Second: Iris Barclay

Vote: Approved (unanimous)

3. Committee Report

A. Committee charter discussion

Current charters are not effective and may result in a misalignment between the committee and the BOD.

Motion to suspend committee charters and remove from the website.

Motion: John Fazekas

Second: Iris Barclay

Vote: Approved (unanimous)

B. Social Committee

No current leader. Chelsea volunteer to remain as a member.

Members request to solicit for additional members.

C. Violation Arbitration Committee (VAC)

One violation in process:

1755 remains non compliant in request to remove large exercise mat from driveway

- Owners have vacated the residence and are not responsive to correspondence or phone.
- Need to initiate legal proceedings

Motion to issue a Demand Letter to 1755.

Motion: Carl Doughty

Second: John Fazekas

Vote: Approved (unanimous)

D. Architectural Review Committee (ARC)

At this time there is no ARC: All applications are being processed through the HOA BOD.

The BOD is evaluating the following prior to soliciting new ARC members:

- Define roles and responsibilities
- Define the application processing controls to ensure compliance with the CC&R

One application in process:

1880 (new construction) – Requires inspection upon completion (estimated completion is FEB 2023, actual application due date is JUN 2023)

4. Inspection Results

Common area (entry) sidewalks require cleaning – Fairway Management to request estimates

Tree maintenance project is in process.

5. Open Business

A. Status of lake management

Grass carp proposal continues to be reviewed as details are received, with the following actions in process:

- Application for permit started (maximum quantity of 100 fish with the expectation integration will be conservative to ensure the lake life balance is not overwhelmed).
- Reviewing barrier options required to prohibit fish migration to canal and other waters.
- Note: The goal of the grass carp project is to minimize short and long term lake maintenance costs, This strategy is state approved and has been successfully employed throughout Florida (to include neighboring communities).

B. Status of entry electrical system maintenance

1. Entry light fixtures

The BOD will present a plan to review on the next meeting

A review of a contractor estimate for replacement and research of cost of new fixtures are significant and are guiding the BOD to consider other options, such as qualified community volunteer support.

2. Exposed electrical system

System was inspected, with several maintenance actions required.

Note: Exposed conductors were addressed with added insulation to provide protection, with a more permanent solution in process

C. Status of front entrance irrigation system

No issues - System operational with no discrepancies noted.

D. Status of architectural application process

Discussed in 3.D.

E. Status of sidewalk lifting issue (slab replacement)

Complete for all plan participants.

Note: The contractor can accommodate driveway maintenance projects.

6. POA Update (if applicable)

Discussed proposed Bramblewood project and noted the POA plans to review in their next meeting on 2023-01-24 (Laurelwood homeowners encouraged to attend)

7. New Business

A. CC&R change (Carl Doughty)

Discussed the challenge of capturing 66% of votes to accept changes and noted other Bayside HOA's have amended the requirement to 50%. The BOD will evaluate this opportunity within the HOA.

8. Open Discussion

A. 1884 introduction as a new HOA member - Diedre Daley addresses the BOD and homeowners in attendance to introduce herself and provide comments regarding the meeting.

B. Several homeowners took opportunity to further discuss previously addressed topics (such as

lake management, entry electrical system and lighting, and ARC / BOD relationship) and present other community maintenance needs that require assessment to determine priority.

Note: During this open discussion period, Lisa Veta disclosed she was recording the meeting, that a sign was posted to the meeting room entrance, However, the BOD was not advised until this point in the meeting as all BOD were in attendance prior to the posting of the intent to record the meeting.

9. Date for the Next Scheduled Meeting is Thursday, February 02, 2023 at 6:30pm

10. Adjournment

Motion to adjourn at 8:10 PM

Motion: John Fazekas

Second: Carl Doughty

Vote: Approved (unanimous)