

**MONTEREY COVE HOMEOWNERS' ASSOCIATION**  
**BAYSIDE LAKES**  
Board Meeting  
February 1, 2022  
6:00 pm  
Bayside Lakes Clubhouse

**Board Members Present:**

Josh Williams  
Bart Heier  
Pete Paciorek  
Doreen Bonosconi  
Shirley Dimino  
John Duplice  
Holly Rizzo

**Property Management:**

Rick Whitman

1. **Call to Order**-Josh Williams called the meeting to order at 6:00pm. A quorum was established with 7 of 7 Board members present.
2. **Proof of Meeting Notice**- Notice was posted 48 hours in advance of the meeting.
3. **Reading/Waive of Previous Minutes**- Josh Williams motioned to waive the reading of the September meeting minutes, John Duplice 2<sup>nd</sup>, all approved.
4. **Financials**-Rick Whitman reported that the Operating Account had a balance of \$39,836.32 and the Reserves balance was \$100,711.90 for a total of \$140,548.22 on December 31, 2021. Rick reported that 330 Gardendale Circle paid in full and that 360 GDC and 373 GDC were still with the attorney for collections. Rick indicated that there might be some excess cash in the Operating Account and that a Cash Analysis will be done in April after three months into the fiscal year.
5. **Officer and Committee Reports:**
6. **ARC Report:**
  - a. **ARC**-Rick Whitman reviewed the ARC Status Report and was asked to add 421 Gardendale Circle to the spreadsheet. Rick will contact them for an ARC form for removing trees. Rick was also asked to contact 342 GDC about the trees that he needs to plant in the front yard and to send him the ARC Guidelines.
7. **Old Business:**
  - a. **390 GDC Legal Issues**-The attorney reported that the owner of 390 had not responded to the request to get a quote to move the fence. The Board voted 4-3 against dropping the fence issue. The Board voted to have Rick get a quote from fence companies for moving the fence off the easement.
  - b. **Covenant Changes**-Nothing for review at this time.
8. **New Business:**

- a. **Mulching**-Rick reported that LSP had not returned a quote for mulching the HOA. Rick was asked to contact Central Florida Landscaping for a quote.
- b. **Declarations**-Rick was asked to contact the attorney to find out if an owner signs a form that he agrees to comply with the Declarations, is it enforceable?
- c. **Newsletter**=Holly Rizzo volunteered to develop and distribute a Monthly Newsletter with the help of all Board members for content.
- d. **Compliance and Welcome Committee**-Holly Rizzo will use the Newsletter to ask for volunteers for the Compliance Committee and the Welcome Committee.

9. **Open Discussion: None**

**Next Meeting: Tuesday, March 1, 2022, in the Clubhouse at 6:00pm-Rick will not be available but will have Joy or Nicole attend to take notes.**

Being no further business before the Board the meeting was adjourned at 7:17pm.

Minutes Prepared By: Rick Whitman, Fairway Management