

MONTEREY COVE HOMEOWNERS' ASSOCIATION
BAYSIDE LAKES
Board Meeting
August 2, 2022, at 6:00 pm
Bayside Lakes Clubhouse

Board Members Present:

Josh Williams
Bart Heier
John Duplice
Holly Rizzo

Absent:

Shirley Dimino
Pete Paciorek
Doreen Bonosconi

Property Management:

Rick Whitman

1. **Call to Order**-Josh Williams called the meeting to order at 6:00pm. A quorum was established with 4 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 June meeting minutes, Holly Rizzo 2nd, all approved.
4. **Financials**-Rick Whitman reported that the Operating Account had a balance of \$64,897.86 and the Reserves balance was \$100,754.69 for a total of \$165,652.35 on June 30, 2022.
5. **Officer and Committee Reports: (None)**
6. **ARC Report:**
 - a. **ARC**-Rick Whitman reviewed the ARC Status Report that was sent to everyone before the. Rick will contact the owner of 409 Gardendale Circle and request the address of the home with the no see screen and then provide that information to Gloria Lewis.
 - b. **POA Report: (None)**
7. **Old Business:**
 - a. **390 GDC Legal Issues**-Rick Whitman confirmed that the last chance Demand Letter was sent to the owner of 390 Gardendale Circle by certified mail and no response was received by the July 28, 2022, deadline. Rick reminded everyone that the next step now is to proceed to take this owner to court.
 - b. **Drainage for 349 GDC**-Rick Whitman reported that the owner was sent the Board's response after the July meeting and that there has been no further communication since he told the owner that she was responsible for clearing away debris from the drain and also for installing a French drain.

8. New Business:

- a. **CINC Systems**-Rick Whitman reported that the change from the current software being used by Fairway Management LLC is planned for September 1, 2022, and that a meeting with CINC Systems is scheduled for Monday, August 8th and if any related changes come out of this meeting, he will notify the Board.

9. Open Discussion:

- a. **Landscaping Issues**-The Board expressed concerns about the scheduled fertilization, spraying for weeds in the driveways, edging the entire area and the number of weeds in some of the yards. Rick Whitman will send these concerns to Josh Born from LSP and request that the flowers at the entrance be replaced.

Next Meeting: Tuesday, September 6, 2022, in the Clubhouse at 6:00pm

Being no further business before the Board the meeting was adjourned at 6:23 pm.

Minutes Prepared By: Rick Whitman, Fairway Management