

Summerfield at Bayside Lakes Homeowners Association, Inc.
Board of Directors Meeting
September 12, 2023
5:30 PM
Recreation Center Clubhouse
2051 Bramblewood Circle
Palm Bay, FL 32909
Via Zoom Session*

Minutes

1. **Call to Order:** President Robert Stise called the meeting to order at 5:30 PM. A quorum was established with 4 board members in attendance.
2. **Proof of Meeting Notice:** Notice was posted on the electronic message board at the exit to Summerfield according to requirements.
3. **Reading / Waive reading of previous minutes:** A motion was made to waive the reading of the minutes of the August 10, 2023, meeting. The motion to waive the minutes passed unanimously.
4. **Management and Committee reports:**

Financial: Joy provided the end of July financials. We have \$51,422.25 in our operating account, \$215,374.95 in our reserves for a total of \$266,797.20. Joy mentioned we sent 3 accounts to our attorney, one of them has paid, the other one is on a payment plan and the other one is going to collection process. Joy mentioned she will provide updates after the court date.
5. **Summerfield Facebook Page:** Alvaro mentioned it was a non-HOA related item.
6. **Gate damage by the trailer:** Joy will send the quote to homeowner for payment.
7. **Advertising on the eboard:** The attorney did not see any issue with that.
8. **Mobile Radar Speed Check:** Robert Stise mentioned he will have a mobile radar unit in November or December to check the speed in our HOA.
9. **Halloween:** A uniformed police officer will be present at the gate from 5 to 9 PM. The gates will remain closed.
10. **972 Easterwood:** The owner received a letter for more than 4 cars parked in the driveway. He lives in the biggest house in our HOA with 6 bedrooms. Seven people of driving age with their own car reside there and there is only a 2-car garage.
The Board agreed to give the homeowner permission to allow him to park over 4 vehicles. The homeowner was very thankful and mentioned that this condition was temporary as some of his daughters will be moving out of the house.
11. **Spectrum by the wall:** Installation is free, we'll have to pay \$105 installation fee and \$82 per month for connectivity. A motion was made and it passed unanimously.
12. **Juniper buying Flawless:** Our HOA is now being serviced by Juniper.
13. **Foreclosure at the end of Gardenbrook:** Joy had no update at this time
14. **Three houses outside the gate:** Joy confirmed these houses have never been included in the inspection.
15. **Pressure Washing:** Robert mentioned he had 2 quotes to pressure wash the fence. He'll try to get a 3rd quote.

16. Two houses being built on Windbrook: 2049 WD (Scalero home) should be completed by January 2024 and 2143 WB (Clark home should be completed by October 2023).

17. New residents receiving our docs: Joy mentioned the title company should provide it.

18 Golf course Discussion: The owner is asking for \$7.3 M. The zoning has not changed, it is zoned for one house per 5 acre. Robert mentioned all the 16 HOA should get together, and not just Summerfield. We cannot force the owner to operate it as a golf course and/or mow the grass. Hiring an attorney for \$60,000 will not change anything. The owner just has to clear fifteen behind any golf front properties.

19. Open to Residents discussions: Christie mentioned that vinyl fencing is the most expensive and does not last long because weed whacking will break it. We would have to change our docs to allow any other fencing option. Steven Chalmers had 2 comments:

1- The Board and residents should follow the covenants. When we use the verbiage on the docs, it re-enforces good human behavior.

2- Painting gutters do need ARC approval.

Marie made a point that properties facing the former golf course should have an opportunity to be able to put a fence to block the savannah behind.

20. Next Meeting: October 10, 2023, at 5:30 PM via Zoom.

21. Meeting adjournment: The meeting was adjourned at 6:31 PM.