

**Summerfield at Bayside Lakes Homeowners' Association**

**BAYSIDE LAKES**

Board of Directors Meeting

December 13, 2022

5:30PM

~~Bayside Lakes Community Clubhouse~~

~~2051 Bramblewood Circle~~

**Via Zoom Session**

1. **Call to Order** – Meeting called to order by President, Robert Stise, at 5:30 PM via Zoom session. A quorum was established with all five Directors present at the start of the meeting. Eleven active Zoom connections were observed during the meeting, including 5 Board members, 1 ARC chairman, 4 Summerfield homeowners, and 1 from Fairway Management. Rick Whitman was in attendance covering all Fairway Management items.
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 and to approve the minutes from the November 15 meeting; motion was seconded and approved by voice vote.
4. **Management and Committee Reports**
  - a. **Financial** – Rick provided the end-of-November account balances with \$22,241.38 in the operating account and \$225,269.38 in the Reserve Account for a total of \$247,510.76. Other financial items:
    - 1) Rick performed a cash balance projection for year-end 2022 and early 2023. He believes we might have as little as \$5K to \$6K in the cash operating account at the end of the year, which is really tight. We know that the 2022 reserves must be funded at \$11,200; the rest depends on the level of and timing of December payments (outflows) and the pace of 2023 assessment receipts from the homeowners (inflows).
    - 2) Rick also mentioned the 996GB bankruptcy issue and reported that we are waiting on the homeowner's attorney to agree on a date for foreclosure proceedings.
    - 3) In other financial news, the SF HOA is considering changing the bank where we have a certificate of deposit invested. Robert needs to do more research but has heard of some institutions offering very attractive interest rates.
  - b. **POA** – Next meeting will be January 24.
  - c. **ARC** – Tom reported that there are three ARC requests open; two have been fully evaluated and the team is writing up responses; the third is open awaiting answers on a few questions. Tom reported that the 15-day turn-around-time is

being met. Tom also reported that A&B fence was planning to work on our fences this week, but they are very busy, receiving about 100 calls per week. They have experienced some recent retention issues with their workforce, so we are hopeful that they can get to our fencing job soon.

- d. **VariANCES** – Robert reported that there was no variance activity since the last meeting.

## 5. **Old Business**

- a. **Violation letters, hearing committee report, and fines** – Joy sent an e-mail before the meeting recommending that the Board address a heaving sidewalk situation at a formerly-rented property at 2185WB. Joy reported that successive letters have been sent to the property owner and the violation has still not been addressed. She requested the Board consider an action to go to fining. Motion made by Stephan, seconded by Lisa, passed 4-0.
- b. **Holiday decorations at the gate** – Lisa and Robert worked with Meg Malone and some of Meg’s family to decorate the exit and entrance gates. They encountered a few challenges and had to make a few more well-negotiated purchases to complete the decorations. Lisa found new wreaths that normally sell for \$119 each; she was able to buy them for \$27 each. The garland needed to be replaced because of some summer-storage rodent damage, and half the lights did not work when initially connected. Thankfully, all of their hard work paid off, the decorations are complete, and the gates really look sharp. Lisa noted that we everything is in like-new condition and hopefully we can take good care of it so it will last for years. The Board thanked Meg and her family, Lisa, and Robert for pressing forward and getting the job well done.
- c. **Newsletter update** – Marie reported the last newsletter of 2022 will go out this week. She is having some difficulty in getting prospective advertisers to return her calls, but will continue to press on these because they represent a few new accounts that will go a long way to help pay for the newsletter.
- d. **Pre-Thanksgiving gathering at 2030WB (Alvaro’s front yard)** – The event was held on Saturday, November 19 at 4PM. It was a big success, with about 50 people gathering to renew old acquaintances and to make new friends with their neighbors from elsewhere in SF. Alvaro and his family put in a lot of effort and time in coordinating, setting-up, holding the event, and tearing-down. A great time was had by all. We thank Alvaro and family for their hospitality and all of their efforts.
- e. **Christmas Eve Luminara** – The Board believes this event is worthwhile and agreed that we should continue to sponsor it. Meg Malone and family will do the heavy lifting and other volunteers who want to help out can come to Meg’s house on Sunday 12/18 at 1PM. We look forward to another great display in the streets of SF on Christmas Eve. Our thanks go out the Meg and her family and all the other volunteers that help make it happen.

## 6. **New Business**

- a. **End-of-year report** – Robert reported on the many Board accomplishments during 2022, including the MOU signed with the City of Palm Bay and several neighbor-assisted repair activities which saved the HOA hundreds of dollars. He suggested

that for 2023 we may have similar efforts to paint lampposts and sign posts, and maybe even a paint touch-up on the Windbrook bridge.

- b. **Wi-Fi at the gate** – Alvaro proposed that we switch to a hard-wired Wi-Fi connection at the gate for both the Electronic Message Board and the High-Def security cameras. Every time the power goes out, someone has to go down to the gate and open the E-Board connection box to reset the Wi-Fi. A hard-wired connection would eliminate the need for a manual reset. He also reported that the security cameras could be accessed by SF personnel to retrieve recorded security video if we had a direct Wi-Fi connection; we currently have to pay a service provider to get copies of video whenever it is required. The monthly Wi-Fi cost with Spectrum is now up to \$77 per month. Hopefully AT&T will begin to service that part of SF soon, which would lower the cost to \$55 per month. Robert asked that we put this on the agenda in January because of the tight year-end cash situation. The Board agreed.
- c. **Dog owner clean-up** – Stephan noted that some dog owners are not properly cleaning up after their pets. He asked that we put an item in the newsletter and on the electronic messaging board. He also asked that we consider providing doggie clean-up bags to owners and visitors. He would also like to get a dispenser and a post for the bags. He will get quotes and report back at our next meeting.
- d. **Messaging board suggestion** – Lisa saw an interesting and provocative sign when visiting friends in another HOA neighborhood. It says “Please drive with extraordinary care”. She suggested we put that message on our own electronic messaging board during the holiday season.

## 7. Open Homeowner Discussion

a. **Fencing behind 2167 WB** – Homeowner Christie Klein asked for clarification on the fence item discussed by Tom Trist earlier in the meeting. Robert confirmed that the fence under discussion was adjacent to Christie’s property and the pond just behind her property. Christie also mentioned that the pond has been receiving maintenance and looks pretty good. Robert wants to clean out the SF preserve near that property, to remove Peppertrees and other vegetation. Resident Christie Klein is concerned that removal of these plants will invite even more noisy ATV and dirt-bike traffic; for the sake of peace and tranquility, she would rather see it left alone. Rick Whitman cautioned that the property, although owned by SF, falls under the jurisdiction of the St John’s Water District. Rick thinks it might be OK to remove invasive Peppertrees and dead trees, but he recommended that SF check with St John’s to be sure before initiating any vegetation removal. Homeowner Christie Klein volunteered to contact the St John’s Water District to see what is allowable.

b. **City of Palm Bay Bayside Lakes Boulevard Curve Traffic Study** – A homeowner mentioned that the next City Council meeting on December 15 will contain a presentation from Kittelson & Associates concerning the accident-prone and deadly traffic situation on the BLB curve, just outside the SF gate. The presentation and a full 87-page report has been posted to the City’s website for all to view.

c. **Mowing at the former golf club property** – Alvaro thanked homeowners Phil Corcoran and Dan Corcoran for their work with several city departments to secure

1<sup>st</sup> round approval for a change to the City of Palm Bay Code of Ordinances. This change removes some conflicting and ambiguous language and replaces it with descriptions that designate the former golf course property as “Improved Real Property”. As such, the property owner will have to maintain the course free of nuisances and mow the grass when it reaches any higher than 12 inches. Homeowner Dan Corcoran mentioned that the ordinance [Ordinance 2002-119] still needs to get final approval in a “second reading” at City Hall; it is expected to be on the City Council’s agenda on January 5.

8. **Deferred agenda items** – These items appeared on the December 13 agenda but were not covered. They will be included in the January 10 agenda.
  - a. Communication item #2: Entrance gate operator repair (quote = \$5,660) – [Board discussion](#)
  - b. Communication item #3: Irrigation Pump Repair (Flawless \$1,150 Estimate) – [Robert and Joy](#)

9. **Next Meeting – Tuesday January 10 at 5:30PM**

To join Zoom meeting (AS OF 5/10/2022):

<https://us06web.zoom.us/j/86249587190?pwd=cjJHV05tMWlpOXdEMzhuckFtR2cxZz09>

Meeting ID: 862 4958 7190      Passcode: 057508  
Audio: (301) 715-8592      (Washington DC)

10. **Adjourn:** President Robert Stise wished everyone to “be safe” and to have a Merry Christmas and a Happy New Year. The meeting was adjourned at 6:30 PM.