

BRIDGEWATER AT BAYSIDE LAKES  
HOMEOWNERS' ASSOCIATION  
Board of Directors Meeting  
January 23, 2024  
7:00pm  
Bayside Lakes Clubhouse

**Property Management:**

Joy Simon

1. **Call to Order**- Meeting called to order at 7:00pm A quorum was established with 3/5 Directors.
2. **Reading/Waive Reading of Previous Minutes-November 2023**- Maggie Perry motioned to approve the minutes with a minor change, Dan Osterhout 2<sup>nd</sup>, all approved.

**Financial Information**-The Operating Account balance as of December 2023 was \$ 29,940.34. The Reserve balance at the end of December was \$104,937.27 for a total of \$134,877.61(Operating and Reserves).

**ARC Applications:** Maggie Perry gave the arc report:

- a. 1705LM-Roof-approved
- b. 1760LP- solar panels- approved
- c. 1581LM-garage lights- approved
- d. 1594LM-landscape request to remove Oak tree denied- the board does not agree this application should have been denied- the tree is too large for the area between the homes and could be a hazard.

The arc committee is requesting the following homes be fined for work completed without ARC approval. Dan Osterhout motioned to fine 1696SG, 1708LP, 1640LP, and 1550LM, Jim Petrino 2<sup>nd</sup>, all approved.

- e. 1745SG- Tree removal- the board agrees the tree removed was an overgrown plant and should not be fined
- f. 1708LP- roof
- g. 1640LP- roof
- h. 1550LM- roof
- i. 1725LM- changed roof color (the ARC committee will discuss this property at the next arc meeting and determine if fining is needed, Board says color should be approved as there are already roofs within the community the same color.)

2. **Old Business**

- A. **Pool Resurfacing**- a quote has been received from Brevard pools to resurface the pool for \$25,000, quote does not include the additional money that will be needed to repair the leaks in the pool. Dan Osterhout motioned to approve the \$25,000 plus additional expenses for the pool leak repairs, Jim Petrino 2<sup>nd</sup>, all approved
- B. **Light post at entry**- the 6 light post at the entrance need to be replaced, the current aluminum posts are a minimum of \$100 per post. The board found tan vinyl/PVC posts for \$175 for all

**six. Maggie will request a sample of the tan to see if it will match with the aesthetics of the front entrance.- Tabled.**

- C. Stop sign post- Joy from Fairway reported the contract was sign and deposit for the post has been paid, waiting on an update to see how long production will take.**
- D. Fence Vandalism and Bathroom Vandalism- Joy from Fairway reported multiple letters have been sent to both parties and no response or payments for repairs have been received. Dan Osterhout motioned to send the issues to the attorney for demand letters to be sent, Jim Petrino 2<sup>nd</sup>, all approved.**

**3. New Business:**

- a. Insurance policy issues- Insurance is threatening to not ensure the playground without a fence around the playground, which will leave the association open to liability. Fence material and labor will cost around \$6500. Dan Osterhout motioned to approve the fence quote and use the funds from line 6090 in the budget, Jim Petrino 2<sup>nd</sup>, all approved.**
- b. Christmas decoration prizes- Jim Petrino motioned to have first prize \$50, 2<sup>nd</sup> place \$30, and 3<sup>rd</sup> place \$20, Dan Osterhout 2<sup>nd</sup> , all approved.**
- c. Envelopes for association mailings- Dan Osterhout proposed having a different color envelopes for mailings to send to residents to stand out more, the board is tabling this topic for more discussion.**
- d. Board members running 2024- all members are going to run for 2024.**
- e. Parking at the pool- a resident asked the board permission to park a vehicle in the pool parking lot for 2 months. The board is going to create a designated spot in the pool parking lot and charge the same amount as the rv lot, the resident will have to place a notice in the windshield stating they have permission to park there.**

**Violations- none**

**3. Open Discussion**

- 1653SG- homeowner wanted ti make the board aware the lawn company has been skipping his backyard and has caused damage to his property on multiple occasions without letting him know. Resident always question fence damage on Bayside Lakes Blvd.
- Roland Scanlon- Also expressed issues with the lawn company, needs a better schedule so he knows when to move things in his yard.
- Muriel- expressed the tall grasses in the common area need to be cut. Would like there to be a nomination committee so names of residents not currently on the board that want to run can be included in the mailing.

**Next meeting Tuesday February 13 2023 at 7:00pm-**

Being no further business before the Board, Jim Petrino motioned to adjourn the meeting at 8:29pm, Dan Osterhout 2<sup>nd</sup>, all approved.

Minutes Prepared By:

Joy Simon, Fairway Management