

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

Board Members Present:

Josh Williams
John Duplice
Holly Rizzo
Doreen Bonosconi
Bart Heier

Absent: Shirley Dimino

Property Management:

Rick Whitman

1. **Call to Order**-Josh Williams called the meeting to order at 6:01pm. A quorum was established with 5 of 6 Board members present. Shirley Dimino was absent.
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, John Duplice 2nd, all approved.
4. **Financials**-Rick Whitman reported that the Operating balance on October 31,2022 was 35,649.15 and the Reserve balance was \$100,835.64 for a total of \$136,484.79. There was one delinquent account, and this account was paid in full in November.
5. **Officer and Committee Reports: (None)**
6. **ARC Report:**
7. **ARC Status Report**-Rick Whitman reported that the ARC for 383 GDC was being returned for a revision of where the fence is being placed. Holly Rizzo indicated that the fence should not exceed the sides of the house.
8. **Old Business:**
 - a. **390 GDC Legal Issues**-Rick Whitman reported that the attorney has had difficulty serving the required documents on the owner. These need to be signed for before the hearing can be finalized.
 - b. **Irrigation Schedule**-The Board requested that Rick contact Niedlinger with the approved schedule of Program A -Inner Circle to run zones for 30 minutes on Mondays and Wednesdays, and Program B-Outer Circle for 30 minutes on Tuesdays and Fridays.
9. **New Business:**
 - a. **Annual Meeting-January 31, 2023**-Board members interested in being candidates for the Board in 2023 should email Rick Whitman with their intent before the end of December.

- b. **Preserve Fence**-Josh Williams asked that the fence be cleaned ORick Whitman indicated that arrangements have been made with A Brothers to do this work this week.
- c. **Front Entrance GFI's**-Rick was asked to have the GFI's at the front entrance fixed so that the Xmas lights can be illuminated.
- d. **439 GDC**-Rick reported that the owners had received the information to purchase a new mailbox-he will remind them again.
- e. **Weeds in Driveways**-A resident questioned when the weeds would be treated, and a board member reported that the driveways were sprayed last week, and it take several weeks for the weeds to die.
- f. **Trimming in Back Yards**-A resident complained that 348 Gardendale Circle had a robelinint palm in the backyard that needed to be trimmed. Josh Williams reported that the landscapers do not trim bushes/trees in the back yard. Rick will send a letter requesting that the Robellini be trimmed.
- g. **Inspections**-A resident questioned if Rick needed assistance with the inspections since areas were being missed. Rick indicated that the drives through and may miss some areas, but if anyone has seen violations that they can send Rick an email with the violation and the address, and he will check them.

10. Open Discussion:

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

Being no further business before the Board the meeting was adjourned at 7:01 pm.

Minutes Prepared By: Rick Whitman, Fairway Management