

**MONTEREY COVE HOMEOWNERS' ASSOCIATION**

**BAYSIDE LAKES**

Board Meeting

October 3, 2023

at 6:00 pm

Bayside Lakes Clubhouse

**Board Members Present:**

Doreen Bonosconi

Bart Heier

Ben Harris

**Property Management:**

Rick Whitman

1. **Call Order**-Bart Heier called the meeting to order at 6:00pm. A quorum was established with 3 of the 3 Board members present.
2. **Proof of Meeting Notice**- Notice was posted 48 hours in advance of the meeting.
3. **Reading/Waive of Previous Minutes**-Bart Heier motioned to waive the reading of the June meeting minutes, Doreen Bonosconi 2<sup>nd</sup>, all approved.
4. **Financials**-Rick Whitman reported that The Operating account had \$35,081.98, and the Reserves had a balance of \$107,052.27 for a combined total of \$142,134.25 on September 30, 2023. Rick indicated that 373 and 390 GDC had not paid in September and would be sent certified letters.  
**2024 Budget Worksheet**-Rick explained that the proposed 2024 Budget would keep the Monthly Assessment the same at \$94 but the HOA Annual Assessment may increase due to the POA raising the Annual Assessment. The November meeting will be used to approve the 2024 Budget.
5. **Officer and Committee Reports: (None)**
6. **ARC Report:**  
**ARC Status Report**-Rick Whitman handed out the ARC report and clarified that 390 GDC did not need ARC approval to install stones in the backyard.
7. **Old Business:**
  - a. **390 and 373 Payments**-Rick Whitman will have certified letters sent to both for nonpayment.
  - b. **Collections for Mail Carrier**-There was no feedback about collecting for the retirement of Victoria, the mail carrier, who may have already retired. This is now a non-issue.
  - c. **Paving Quotes**-Rick Whitman indicated that Richards Paving was contacted but has gone out of business. Rick asked for the names of paving companies to contact.
  - d. **ARC Form**-The Board will send the changes to Rick Whitman so the form can be revised.
  - e. **Home Decorating Contest**-The Board is considering a home decorating contest and will use a generic sign to be placed in the winner's front yard whatever the occasion is.

- f. **Date Palm**-Rick Whitman provided three prices and the Board asked Rick to contact Josh from LSP for a quote to replace the date palm at the entrance way with a 10–12-foot Xmas palm.

**8. New Business:**

**a. Violation Letters**

- 1. **Trees:** Palms-445, 499, Oaks-379,390,397,415,426,432,480,504,511,540. Rick was asked to send the most recent response template from Ben Harris to any of the tree letter recipients who questioned the violation letter.
  - 1. 480 GDC-Golf Sign
  - 2. 499 GDC-Pet Waste

**POA**-Community Yard Sale on October 21, 2023. Rick Whitman also reported that there is a contract on the property in front of the Clubhouse for city approval.

**9. Open Discussion:**

- a. Rick Whitman was asked to find out when the area will be fertilized again.
- b. 318 GDC-may have a fruit tree and needs a letter sent.

**Next meeting November 7th to approve the 2024 Budget.**

Being no further business before the Board the meeting was adjourned at 7:02 pm.

Minutes Prepared by Rick Whitman, Fairway Management