

MAGNOLIA PARK HOMEOWNERS' ASSOCIATION

BAYSIDE LAKES

Board of Directors Meeting

May 19, 2022

Bayside Lakes Clubhouse

Minutes

Board Members Present:

Julie Krueger

Mike Davis

Melody Hamant

Bruce Plourde

Property Management:

Joy Simon

1. **Call to Order-** Meeting was called to order at 7:07 P.M. A quorum was established with 4/4 Directors present.
2. **Proof of Meeting Notice-**Notice was posted on Bulletin Board at entrance to Magnolia Park according to requirements.
3. **Reading/Waive Reading of Previous Minutes from January 2022-** Melody Hamant motioned to waive the reading of the minutes, 2nd by Julie Kreuger 2nd , and approved by all.
4. **Officer and Committee Reports:**
 - a. **ARC:** no report
 - b. **POA-** Melody reported that the POA approved two tennis courts to be striped for pickleball as well.
5. **Management Report**
 - a. **Financials-**At the end of April 2022 the Operating Account had a balance of \$59,907.49 and the Reserve Balance was \$167,495.84 for a total of \$227,403.33. The current past due amount is \$761.33.
6. **Old Business:**

220 Ridgemont –The board went to mediation with the homeowners and settled for \$6,000 to be paid out of the \$7800. The payments will be made in installments due on the 15th of the month, the final payment due December 15th, 2022.
7. **New Business:**
 - a. **Thornwood cul de sac-** Joy from Fairway has asked Flawless to have the weeds removed and the price for additional mulch in the mulched area. Melody Hamant motioned to have mulch and curbing installed as a community project with the cost of material paid by the HOA, Mike Davis 2nd, all approved.
 - b. **Bank reserve account/ axos account-** Joy from Fairway reported that With the reconstruction of Fairway Management and the new system, the banks will also switch as well. the new bank will be Axos, which has better interest rates than Pacific Western (formally Union).

- c. **2001 Thornwood- inoperable vehicle and mailbox repair** -Fairway Management has sent Letters to the homeowners in June, July, August of 2021, final being in August, along with emails, and that vehicle was removed. A notice was sent for the truck in April, and a second notice is due. Melody Hamant motioned to send a final notice giving the homeowners 10 days to remove the vehicle, if the vehicle is not removed in 10 days, then it will be sent to the attorney, this includes the repair of the mailbox, Julie Kreuger 2nd, all approved.
- d. **Fairway Restructuring-** Joy from Fairway reported an email was sent out with information on Fairway with a new contract that needed to be signed. The only change is we will no longer have affiliation with the Suntree office and everything will be handled right from the Bayside Office. The contract needing to be signed is because it will now be Fairway Management of Brevard, LLC., it will not change anything in the original contract.

7. Violations:

8. Open Discussion

Next Meeting- July 21, 2022 at 7:00pm

Being no further business before the Board, the meeting was adjourned at 7:49pm.

Minutes Prepared By:
Joy Simon
Fairway Management