

Laurelwood at Bayside Lakes Home Owner Association

Board of Directors Meeting – Thursday, March 2, 2023 6:30pm

BAYSIDE LAKES CLUBHOUSE

Minutes of Meeting

1. Call to Order at 6:30 PM by Carl Doughty (PRES)

Establishment of a Quorum: 4 Of 5 board members present (see attendance):

Proof of Meeting Notice: Permanent meeting notice (first Thursday of each month) posted on the community communication board on 2022-12-10. Also a reminder is posted 48 hours in advance.

Minutes for Meeting 2023-02-02 reviewed:

Motion to accept Minutes for Meeting 2023-02-02.

Motion: Carl Doughty

Second: John Fazekas

Vote: Approved (unanimous)

Roll Call:

Parcel	Owner / Attendee
1711	Julia Schwaller (BOD – MAL)
1744	Iris Barclay (BOD – VP)
1775	John Fazekas (BOD – SEC)
1776	Carl Doughty BOD – PRES)
1705	Robert Rueckert
1705	Angie Rueckert
1820	Jeanette Call
1708	Jason Brand
1864	Ruthanne Hanson
1735	Deanna Douglas
1841	Rick Schupp
Fairway Mgt	Joy Simons

2. Financial Report – Treasurer

A. Monthly report

Review of monthly report to note status of current investments, reserve and available cash (see report for distribution)

Motion to accept financial report

Motion: Carl Doughty

Second: John Fazekas

Vote: Approved (unanimous)

Also noted status of annual dues with 9 residents outstanding (letters pending month end).

B. Banking strategy regarding out of state / local institution

Discussed banking institution options to note a higher return (at 4.25%) and checking account transfer incentive of \$300 at Truist, to include the benefit of having a local branch to conduct business.

Motion to transfer the LHOA checking account to Truist

Motion: John Fazekas

Second: Iris Barclay

Vote: Approved (unanimous)

C. Option of transitioning CD investments to money market

Reviewed descriptions of multiple investment strategies to include rate comparisons, plan options between Money Market (MM) investments and Certificates of Deposits (CD), and staggering maturity dates to optimize accessibility to cash with low risk of penalty.

The following strategy was determined to be the most favorable to the LHOA needs:

1. Withdraw the 6 month and 1 year TD CD funds upon maturity on Mar 11 and open 1-2 9 month CD(s) with Truist, with any remaining funds going to the money market as reserves.

Motion to manage investments as noted in C.1.

Motion: John Fazekas

Second: Iris Barclay

Vote: Approved (unanimous)

3. Committee Report

A. Committee guidance discussion

Plan in process – Currently reviewing requirements as defined in the LHOA CC&R and Bylaws, and FS 720.

B. Social Committee

A community outdoor social is in the planning stage (neighborhood walk) with more details to follow.

C. Violation Arbitration Committee (VAC)

No activity to report.

D. Architectural Review Committee (ARC)

Two applications processed:

1708 (landscaping – Palm tree removal) – Approved

(Exterior paint – Color change) - Approved

1735 (New roof - Color) – Approved

Discussed issues with the ARC application form on line (example – no provision to address roof color change). Proposed new ARC Application Form.

Motion to accept new ARC Application Form

Motion: Iris Barclay

Second: Julia Schwaller

Vote: Approved (unanimous)

4. Inspection Results

Discussed repeat violations and the process to alert residents of issues requiring attention. Noted that after 30 days, a letter will be issued to the residents as a reminder, with continued violation (next inspection) to result in legal notification.

Fairway Management to issue reminder letters as noted in the inspection report.

5. Open Business

A. Status of entry electrical system maintenance

Discussed light fixture maintenance plan to replace lamps in sets of four with fixture cost of approximately \$60 per set. The first set will be the lamps on the gate wall

Motion to approve plan to replace wall lamps, at a reimbursable expense not to exceed \$200 per set of four lamps.

Motion: John Fazekas

Second: Carl Doughty

Vote: Approved (unanimous)

B. Status of front entrance irrigation system

Current system operation appears satisfactory. Clemmons Green Up will perform a 'wet check' on Monday (2023-03-06) to ensure all plants are adequately watered.

C. Status of lake management

Solitude services satisfactory, with a lake treatment performed today (2023-03-02)

D. Status of front entrance mulching / sodding

Received an estimate from Flawless to mulch and sod as requested:

Mulching - \$4,000

Sod (berms) - \$3,397

Will seek additional quotes / estimates before defining a plan

E. Status of front entrance sidewalk cleaning

Currently allowing volunteers to determine if resources will support operation of personal pressure washing. Will review the next meeting.

F. Lake drain pipe maintenance plan

Discussed lake drain pipe condition to include the damaged termination at the canal:

- Melbourne Tillman Water Control restored flow by cutting the damaged end.

Discussed the life of the drain pipe to note the very high cost of repair upon system failure due to deterioration, and the less but still high cost of a preventive maintenance strategy (pipe sleeving).

With approximately 15-20 years of service remaining (estimated), the plan is to implement periodic inspection to determine the risks, with the next inspection to be performed mid April 2023.

G. Road maintenance plan

Discussed the areas of the road requiring maintenance and determined a plan to prioritize repair will be developed after the completed construction on 1880.

6. POA Update (if applicable)

Discussed proposed Orlando Diocese property on Osmosis project and noted the City of Palm Bay did not approve the proposal.

Discussed the maintenance needs and plans of the Bayside community center:

- Pool is scheduled for resurfacing
- Community center requires a new roof (planning in process)

Next POA meeting is scheduled for 2023-03-20 at 5:30 pm

7. New Business – Not discussed due to time constraints

A. Outdoor recreational equipment

B. Proposed CC&R changes

a. FS 720 requirements

b. Article II, Section 10 [d] – Lakefront fencing

c. Article VII, Section 2 (3rd paragraph) – Voting percentage requirements

d. Article II, Section 5 [b] – Oak tree requirement

C. Neighborhood volunteer workdays

8. Open Discussion

A. RV Parking

1825 is requesting permission to allow parking an RV in their driveway for approximately one week to accommodate family support of several important family events (graduation, engagement). Discussed the need to support family activities without surrendering the HOA quality of life and determined the request is not unreasonable provided the RV is not permanently stored at the residence and loud equipment (ie running the motor to charge batteries or operate air conditioning) is not operated in the evening.

Motion to allow the RV parking for approximately one week, not to operate loud equipment from 7pm to 7am.

Motion: Carl Doughty

Second: John Fazekas

Vote: Approved (unanimous).

B. Sidewalk Pavers

1864 is planning to change the driveway from concrete to pavers, However, ARC application submittal is delayed due to a delay in receiving an estimate, Will update upon acceptance of an estimate.

C. Fencing

Discussed previous approval of black spindle fencing and reviewed applicable documentation to determine the fence style is approved in Laurelwood.

D. Oak Tree Removal

1885 is in the process of removing a large oak tree from the front yard. It was noted the resident was advised an ARC application would be required since oak tree maintenance is defined in the LHOA CC&R.

A letter will be sent to remind the resident of the previously discussed ARC application process to evaluate the tree removal with regard to CC&R requirements.

9. Date for the Next Scheduled Meeting is Thursday, April 06, 2023 at 6:30pm

10. Adjournment

Motion to adjourn at 7:45 PM

Motion: Carl Doughty

Second: John Fazekas

Vote: Approved (unanimous)