

LAKE FOREST AT BAYSIDE LAKES
HOMEOWNERS' ASSOCIATION
Board of Directors Meeting
July 7, 2021
5:30pm
Bayside Lakes Clubhouse
Minutes

Board Members Present

Dave Kirchner - dkirchner1@cfl.rr.com

Walt Krenisky - ibediving@aol.com

James Krempasky - james.krempasky@gmail.com

Larry Kizer - lkizer@cfl.rr.com

1. Call to Order- Meeting called to order by James Krempasky, at 5:32pm.
2. Proof of Meeting Notice-Notice was posted in accordance with the regulations.
3. Reading/Waive Reading of Previous Minutes; Walt Krenisky motioned to approve the May minutes, Dave Kirchner 2nd, all approved.
4. **Reports-**
 - a. **Management Report-**

Financial Information-The Operating Account balance as of June 30th, \$ 74,014.88. The Reserve balance at the end of June was \$ 124,847.72 for a total of \$ 198,862.60. Operating and Reserves). To date, 3 homes that have not paid their HOA fees, all have been sent to the attorney for collections.

Old Business

1. **Curb/ sidewalk/ road repair-** Jobear is supposed to reach out this week to provide a start date.
2. **Cornelius** – Joy from fairway Spoke with the Project Manager Dwyane, he said he was unable to install 2 circuits as there was a blockage. He is supposed to supply an estimate for additional work needed to be able to install the 2nd circuit. He stated we were not charged for the 2nd circuit, however the invoice didn't reflect not being charged, the invoice will not be paid until an updated invoice is provided.
3. **Landscaping lights-** Six additional lights are needed, which will cost around \$350, tabled until later in the year.
4. **Gate issues-** Still waiting on the issues with the caller ID to be resolved. NO update has been provided by Gate Technologies.
5. **Legal Review on Oak Trees-** Sonia sent her recommendation for the verbiage for the amendment change, the board will need to determine what trees they would like to include.
6. **Open Board position-** Still looking for homeowners interested in joining the board.
7. **370 and 390-** 370 reached out and had to leave town on family issues, he informed me he was mailing an arc form as well as the \$25 check, this was at the end of June. 390

submitted an application and it was given to the arc committee, in which the arc committee denied. The Arc committee would like fines placed on both homes for doing work with out an application submitted. The Arc committee is going to put together a packet to explain what will bring both homes back into compliance.

New Business:

- 1. White PVC fence-** James Krempasky purchased paint supplies and painted over the graffiti on the fence. Slates continued to be kicked out and new ones need to be purchased. James was able to find a company to purchase 60 slates for \$250. James will contact the company and provide the information needed to purchase to Joy at Fairway to complete the transaction.
- 2. Pressure wash the fence** -The board would like Phanatik Pressure cleaning to complete the annual fence cleaning.
- 3. Appoint ARC-** Larry Kizer motioned to appoint Shirley Hollink, Terry Hurd, Rick Buckner, and Matt Rebholz to the arc committee, Walt Krenisky 2nd, all approved.

Violations:

Open Discussion

Terry Hurd brought up an issue at the front gate- a pot hole that was once repaired is starting to form again.

Next Meeting- August 4, 2021 at 5:30pm.

Being no further business before the Board, the meeting was adjourned at 6:34pm