

Laurelwood at Bayside Lakes Home Owner Association

Annual Budget Meeting – Thursday, November 2, 2023 6:00pm

BAYSIDE LAKES CLUBHOUSE

Minutes of Meeting

A. Call to Order at 6:00 PM by Carl Doughty (PRES)

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

Proof of Meeting Notice: Permanent meeting notice posted on the community communication board on 2023-11-27. Also posted on the website on 2023-10-31.

Minutes review for Meeting 2023-09-07:

Motion to accept Minutes for Meeting 2023-09-07.

Motion: John Fazekas Second: Iris Barclay

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)
1716	Ingrid Gaskin-Friar
1735	Deanna Douglas
1841	Rick Schupp
Fairway Mgt	Joy Simons

B. Reports of Officers, Committees, and Employers of Agents

1. Financial 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: Iris Barclay Second: Carl Doughty

Vote: Approved (unanimous)

2. Social Committee

Several residents volunteered to decorate the entry for the holidays.

3. Violation Arbitration / Fining Committee

No activity to report.

4. Architectural Review Committee (ARC)

Applications processed:

- 1700 Roof replacement – Approved 2023-11-02
- 1795 Window replacement – Approved 2023-11-02
- 1880 Tree removal and new landscaping – Denied 2023-11-02
- Insufficient description of landscaping

5. Inspections

Inspection results for 2023-10-03 (SEP-OCT):

General – Sidewalks, tree trimming, landscaping, mailboxes

- 1700 Roof replacement – Approved 2023-11-02
- 1712 Shrubs overgrown
- 1755 Sidewalk, mailbox and weeding
- 1741 Hurricane shutters
- 1761 Roof replacement – No application (filed and approved retroactive)
- 1801 General housekeeping (articles frequently left out)

Discussed trespassers (fishing) becoming confrontational – Guidance is to call police (non-emergency – 321-952-3456) to build a history for justification of law enforcement support.

6. POA Update

Dues increase of \$797.04 (new rate is \$11,502.81)

Report on status of community maintenance projects:

Pool – Maintenance complete, chemical treatments pending.

Clubhouse roof and AC system – Maintenance complete (facilities open)

Community irrigation pump replacement – Maintenance complete (system restored)

C. Open Business

1. Maintenance Projects

- a. Electrical System Lighting maintenance \$ 1,500
- b. Irrigation System No planned cost \$ 0
- c. Lake Management Maintenance strategy \$ 500

- Noted lake treated today

- Noted Weir Box depression is worsening and requires maintenance – Fill dirt and sod will be added to mitigate erosion, Will monitor to determine if additional action is required.

- d. Drain Pipe System Inspect/prep (\$5,808) + Sleeve = \$ 43,032

- New system has projected 50 year life where the current system has exceeded its 20 year life and is at significant risk of compromise (Noted a drain pipe collapse may be \$200-300K to repair).

Motion to create budget line item to support drain pipe sleeving (\$37,224) for maintenance to avoid having to pay the inspect/prep (\$5,808) twice.

Motion: Ingrid Gaskin-Friar Second: John Fazekas

Vote: Approved (unanimous)

- e. Road Maintenance Long term cost (no timeframe) \$155,744

- Last estimate from 2021-09-01: Projected current cost to be significantly higher due to drastic cost increases throughout the .goods and services environment.

- Will consider focused maintenance options to conserve budget and maximize condition.

2. Community Actions

- a. Landscaping (entrance and berms – Sod/plants/mulch) \$ 2,120.00
 - b. Lawn service annual (new contract to Stark & Aim High) \$ 7,380.00
- Note: New lawn service contract resulted in an annual savings of \$11,079.60

3. HOA Dues discussion

Reviewed history of LHOA dues management, comparison to other local HOA's and operating costs and determined it was not effective to avoid raising the HOA dues as it created a significant gap between HOA resources and the increase in operating costs over the years (it would have been more effective to have minor increases periodically to align with economy).

Discussed the option to raise HOA dues by 10%

- Noted several households may be severely impacted as incomes did not increase at the rate of economic increase (cost of goods and services). A review of a 5% increase was evaluated to determine this will fall short of meeting plans and may result in either incomplete maintenance or assessments.

- Noted current dues rate will not net the capital required to meet the planned actions necessary to maintenance actions and strategies necessary to maintain the community to standards as defined in the CC&R.

Motion to raise HOA dues by 10% for 2024

Motion: Iris Barclay Second: Ingrid Gaskin-Friar

Vote: Approved (unanimous)

B. Inspection Results – The following inspection issues were discussed

1755 – Letter (2nd) to result in issue of Final Notice

1835 – Debris on storm basin drain requires removal

1880 – Must complete oak tree replacement and manage trash can storage

D. New Business

1. Next Clubhouse Availability

The clubhouse is scheduled on 07 DEC 2023 to support the LHOA BOD meeting. However, there is no meeting planned for this date. The BOD proposed the clubhouse be used in this time to support a holiday social for the Laurelwood community.

The Social Committee will review options to take advantage of this availability (such as pot-luck, volunteer food support, etc.)

E. New Topics / Concerns

1. Entry Call Box

Discussed current condition of the entry call box:

- Requires cleaning
- One of two protective poles is missing and requires replacement
- The keypad is difficult to reach from the road (drivers frequently drive on the grass to reach and are damaging the grass). Need to research if the entry call box can be extended to accommodate entry without causing drivers to drive upon the island.

2. HOA BOD Meeting Plan

Next meeting will be 04 JAN 2024 at 6:00 pm in the Bayside Club House.

F. Adjournment

Motion to adjourn at 7:25 PM

Motion: John Fazekas Second: Carl Doughty

Vote: Approved (unanimous)