

**Bayside Lakes Commercial Center
Property Owners' Association
C/o Fairway Management
1331 Bedford Dr., Suite 103
Melbourne, FL 32940
(321) 777-7575 fax (321) 777-4646
Board of Directors
August 23, 2022
5:30 P.M.
Bayside Lakes Clubhouse**

<p>Board Members Present: Melody Hamant Sharon Harrell David Cannon James Krempasky Jim Petrino Josh Williams Not Present: Leonard Jenik Marin Curry</p>	<p>Property Management: Joy Simon Jim Kenney</p>
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1. **Call to Order-** Meeting called to order by Melody Hamant at 5:30P.M. A quorum was established with 5/8 Directors present.
2. **Proof of Meeting Notice-** Posted on door of clubhouse more than 48 hours in advance of meeting.
3. **Reading/Waive Reading of Previous Minutes** – Dave Cannon motioned to waive the reading and approve the minutes as written, Sharon Harrell 2nd, all approved.
4. **Management Report:** (See below report),
5. **New Business:**
 - A- **Bayside Lakes Diocese Parcel-** Jim Kenney reported that there are 20 acres being sold next to Amber Wellington. Condev has purchased the property and would like to build 123 single family homes. The property is currently zoned as institutional and the POA would need to amend their documents for the build to happen. Institutional. If the POA is willing to amend their documents Condev is open to continuing paying institution prices, which would be a \$3900 difference. Condev was scheduled to attend the meeting and were not present. Dave Cannon motioned to table the vote until Condev attends the meeting, Jim Petrino 2nd, all approved.
 - B- **Development of 4 commercial lots on Bayside Lakes-** Jim Kenney reported that Brock Development has submitted ARC drawings for a Mavis Tire and Starbucks for two of the commercial lots west of Mr Stor It. those applications were rejected as they did not meet Baysides Architectural guidelines. The other two of the 4 lots are slated for a car wash and Advanced Auto, however no paperwork has been submitted as of now. The difference between the applications for these lots, and the Tire Kingdom that was previously applied for is these lots do not have the use restrictions in the Declaration, as the lot that was slated for Tire Kingdom did. The city will be responsible for approving what is built on the lots and the POA will be responsible for approving the ARC Applications.
 - C- **Median on Bramblewood-** Jim Kenney reported that new Palm Trees cannot be replaced in the areas the diseased Palms were removed for 2 years, The options for the areas with the missing trees are to leave the arboricolas, or remove them all and just sod the areas. The board would like to keep the Arboricolas.

- D- Majors Golf Course on Baysise Lakes Sign-** Since the Majors has been closed the board would like to remove the Majors Golf Course off of the sign. Jim Kenney said it would cost around \$2000 to have it removed, the board gave Jim permission to proceed.
- E- Bramblewood Townhomes land-** Jim Kenney reported that a buyer has inquired about the property at the front of Bramblewood, know as the Bramblewood Townhomes, to build 120 single family homes. As of now, no paperwork has been submitted for the build. If homes are built on the property, it would bring the assessment price for C-2 down as those homes would be included.
- F- Fitness Center-** Jim Kenney reported that the one treadmill and an exercise bike in the exercise room need to be repaired and the parts are no longer made for those models. T.C.A Fitness provided a few comparable options to replace the outdated equipment. Sharon Harrel motioned to approve the purchase of the Circle Fitness M6 Treadmill for \$3,185 and the Circle Fitness Sp7 indoor Cycle Spin Bike for \$1,888, Dave Cannon 2nd, all approved.
- G- Fairway Employee changes-** Jim Kenney announced, Nicole was no longer with Fairway and Christine Hall has replaced her.
- H- Budge Review-** Jim Kenney has put together a preliminary budget that will be approved at the September meeting. He currently has the assessments going down; C-1 down by \$10, C-2 down by \$6, Commercial properties down by \$3.34 per acre, and Institutional properties down by \$1.96 per acre.

6. Old Business

- a. Clubhouse Gate-** in previous meetings homeowners expressed their concern with the current gate and would like it switched to a different style. Jim Kenney reported that since the gate was switched to the current break away style, gate repairs went from \$48,000 to \$22,000.

7. Open Discussion

Next meeting will be September 27, 2022 at 5:30pm

Being no further business before the Board the meeting was adjourned at 6:07 pm.

Minutes Prepared By:
Joy Simon
Fairway Management