

Laurelwood at Bayside Lakes Home Owner Association

Board of Directors Meeting – Thursday, February 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 2023-01-05 reviewed:

Motion to accept Minutes for Meeting 2023-01-05.

Motion: Iris Barclay

Second: Julia Schwaller

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
1715	Philip Siviter
1715	Carole Siviter
1864	Ruthanne Hanson
1884	Diedre Daley
1841	Rick Schupp
Fairway Mgt	Joy Simons

2. Financial Report – Treasurer

Discussed status operating budget, reserve and investment yield (available in report).

Noted the current CD investment will mature on 11 MAR 2023

- Action to investigate better investment opportunities
- Action to FM for all LHOA BOD to be on the account (acknowledged)

Motion to accept financial report.

Motion: Carl Doughty

Second: Iris Barclay

Vote: Approved (unanimous)

3. Committee Report

A. Committee charter discussion

Plan to have a draft next BOD meeting.

B. Social Committee

No update.

C. Violation Arbitration Committee (VAC)

One violation in process:

1755 Demand Letter issued via legal representation

- Owners have corrected outstanding violations.
- No further action at this time

D. Architectural Review Committee (ARC)

Two applications processed:

1705 (landscaping) – Approved

1711 (landscaping) – Approved

Note: 1880 (new construction) is in process (due by end of JUN 2023)

4. Inspection Results

Discussed the seasonal need to take action to remove rust/stains from sidewalks

- Noted electrical pressure washers do not have sufficient pressure to remove stains
- Considered recommending commercially available products (in most hardware/home care stores) to aid in stain removal:
 - o Cobble Oxide
 - o Sno Cap
 - o Rid Rust

5. Open Business

A. Status of entry electrical system maintenance

Discussed light maintenance and determined to plan a strategic replacement plan based on need (units not working) and section (as funding permits)

B. Status of front entrance irrigation system

No issues - System operational with no discrepancies noted.

C. Status of lake management

Integrating fish as a solution on hold due to excessive controversy among lakefront residents and considered comparing competition among providers:

- Current provider (Solitude) - \$119/month.
- Competitor (Eccor) provided an estimate for similar service at \$375/month

The lake management will continue as currently supported. Note: At this time the lakes are not overgrown and appear acceptable.

6. POA Update (if applicable)

Discussed proposed Bramblewood project and noted the POA voted unanimously against the proposal.

7. New Business

A. Outdoor recreational equipment

Discussed placement of outdoor recreational equipment and determined to address via the inspection letter process.

B. Status of front entrance dying palm tree

Discussed the status of the palm tree as unrecoverable and removal required.
Flawless provided a removal estimate of \$525

Motion to accept Flawless estimate for palm tree removal

Motion: Carl Doughty

Second: Iris Barclay

Vote: Approved (unanimous)

C. Front entrance mulching

Discussed the need to replace mulch in the front entrance landscaping beds (deteriorated / washed out / missing) and considered solutions:

- Service: Flawless provided an estimate for mulch delivery at \$4,000 for 15 cubic yards
 - Self: Home Depot will deliver by the pallet (approximately 100 bags @ \$3.09/bag)
- Considered the 'self applied' option to be within the current budget if volunteers can be recruited to help apply to the beds.

Motion to approve \$700 for purchase of mulch.

Motion: Carl Doughty

Second: John Fazekas

Vote: Approved (unanimous)

Also noted the mulch beds are expanding over time (probably due to aggressive edging) and will consider adding sod in some locations.

D. Front entrance sidewalk cleaning

Discussed need to maintain sidewalk cleaning (mold / rust stains)

Received an estimate for \$675

Several residents offered support and will consider volunteers as first option.

8. Open Discussion

A. Damaged drainage pipe (canal)

Discussed the maintenance responsibility for the damaged pipe which drains the large interior lake to the drainage canal – Melbourne Tillman Water Control District advises the HOA is responsible for the pipe and notes:

- Metal drainage pipes have a life expectancy of about 40 years (current pipe has approximately 15-20 years use remaining before collapse may be evident).

Maintenance options will require evaluation such as

- Pipe replacement (currently not cost effective at greater than \$150,000)
- Pipe sleeving (current estimate @ \$45,000).

B. Road deterioration

Discussed road deterioration in several locations which will require maintenance before the majority of the paved surface. Considered a patch plan to maintain specific areas (mostly in the vicinity of the new construction):

- Confirmed funding is available via the reserve
- Will seek an estimate upon completion of the new construction project

C. New construction update

Discussed concerns of the sidewalk damage caused by heavy equipment transiting over the sidewalk. Confirmed the contractor has committed to ensuring all sidewalks are repaired / replaced upon completion of the project.

9. Date for the Next Scheduled Meeting is Thursday, March 02, 2023 at 6:30pm

10. Adjournment

Motion to adjourn at 8:10 PM

Motion: Carl Doughty

Second: John Fazekas

Vote: Approved (unanimous)