

Summerfield at Bayside Lakes Homeowners' Association
BAYSIDE LAKES

Board of Directors Meeting

June 14, 2022

5:30PM

~~Bayside Lakes Community Clubhouse~~

~~2051 Bramblewood Circle~~

Via Zoom Session

1. **Call to Order** – Meeting called to order by President, Robert Stise, at 5:30 PM via Zoom session. A quorum was established with all five Directors present. Thirteen active Zoom connections were observed during the meeting, including 5 Board members, 1 ARC chairman, 6 Summerfield homeowners, and 1 from Fairway Management.
2. **Proof of Meeting Notice** – Notice was posted on the message board at the exit to Summerfield according to requirements.
3. **Reading / Waive Reading of Previous Minutes** – A motion was made to waive the reading of the minutes from the May 10 meeting; it was seconded and approved by voice vote.
4. **Management and Committee Reports**
 - a. **Financial** – Joy provided the end-of-May account balances with \$63,024.38 in the operating account and \$225,070.35 in the Reserve Account for a total of \$288,102.73. There are two past-due accounts, one at 996GB where a payment plan is under discussion and one at 1784WB where fines assessed last year remain unpaid.
 - b. **POA** – The POA did not meet in May. No report.
 - c. **ARC** – Tom reported that there were only two ARC requests currently open; everything else has been closed. Robert reported that Lynn Thompson at 812YW has expressed interest in joining the ARC committee.
 - d. **Variances** – Joy reported that there was no variance activity since the last meeting.
5. **Old Business**
 - a. **Majors Golf Course Rezoning** (info-share only; this is not an HOA activity) – Heather Joyner has withdrawn her application to build 367 Kolter Homes in the land currently used for the Majors Golf Club. She has announced plans to file revised applications for the development and declared that she will close the course at the end of the day on Sunday, June 19, Father's Day.
 - b. **Safety and Security** – Lisa reported that a US Mail truck was seen operating at a high rate of speed just outside of her home earlier in the day on Tuesday. Robert suggested to Lisa that she report the incident to the post office. Separately, Robert is continuing his work to establish a Memorandum of Understanding (MOU) with Lt Jeffrey Spears and Atty Patricia Smith at the City of

Palm Bay which would allow the police department to enforce traffic laws on Summerfield's HOA-owned streets.

- c. **Gate repair and maintenance** – Lisa recognized Stephan Rouveyrol for sanding and spray painting the entrance and exit gates and Phil Corcoran for repair of the hinges and latch on the east side pedestrian gate.
- d. **Violation letters, hearing committee and fines** – The two items that had reached fining status at the May meeting were both addressed to closure by the homeowners when a Board member visited the homeowners to discuss. Robert asked about the sidewalk tripping hazard at 900GB; Joy mentioned that the homeowner had done some work to address the issue, but it did not satisfactorily eliminate the hazard. Joy will contact the homeowner because she feels that the resident does not understand what it will take to adequately fix the problem. Joy also reported that there was one new violation item that has reached the “3rd letter” fining stage activity since the last meeting. 1784WB has not addressed problems with weeds. Robert asked Lisa if she would be willing to approach the homeowner with him to see if it can be resolved with a minimum of energy, fanfare, and emotion. Action to fine is pending the outcome of Robert's and Lisa's visit.
- e. **Electronic message board** – Alvaro reported that the new message board has been fabricated and is now ready for installation. Before that step, we need to select and install internet service at the gate. That service will allow for (1) messages to be loaded remotely via computer rather than plugging in directly at the gate and (2) review of video from our security cameras. Monthly internet fees quoted are \$78 for Spectrum and \$50 for AT&T. AT&T will require \$100 up-front for installation. Robert made a motion to select AT&T; approved by unanimous voice vote. Alvaro will move forward to arrange for both installations. Joy was asked to follow up on whether or not we can get a tax deduction if we donate the old electronic message board to a charity.
- f. **Fence vandalism and replacement** – Robert reported on discussions he had with Joy, Tom, and with homeowner Christie Klein. Options identified were:
 - i. continue to power wash and maintain the vinyl fence,
 - ii. install a chain-link fence, or
 - iii. remove at least part of the damaged or graffiti-defaced fence.

The vinyl fence option is expensive as it gets continually damaged and defaced, and the chain link will be unsightly, and, because of required brush removal, will be difficult and expensive to install. Joy and Christie had recommended that we just remove those damaged sections of vinyl fence and not replace them. Robert requested a vote be taken to remove part of the fence. Homeowner wants some sections close to her home to remain for at least a modest level of security. The Board Secretary did not see where a vote was taken on this item and recommends it be revisited at the July meeting.

- g. **Newsletter update** – Marie mentioned that the pre-paid advertising scorecard has been updated and is available for review by others on the Board.

6. **New Business**

- a. **Open lot development rules** – Alvaro wanted to know what the rules are governing the requirements to commence building on the open lots. Joy reported

that 2049 WB is now under contract and the new owner has requested input on how to submit plans for construction. Alvaro is more concerned with lots that are not being properly mowed or maintained while developers are seeking end-unit home buyers. Tom Trist provided clarification on the rules that have been in place in the past: when the developer sells a lot to the future homeowner, they are required to build within 6 months of the date of the contract. However, the 6-month rule does not apply to developers who may have owned those lots for several years and are still offering the lots to prospective homeowners. This covers most of the open lots within Summerfield.

- b. **Storm drain pumping** –The drain that runs between 1878WB and 1884WB from the pond adjacent to the golf course driving range, under Windbrook, to the Tillman canal requires pumping very soon. There are two chambers at this one location (accessed via sewer plates in the driveway of 1878WB). One has accumulated silt 4-feet deep, the second has silt at 2-feet deep. Best quote for pumping was \$1.25K. Approved by unanimous voice vote.
- c. **Fence power washing** – Item was withdrawn (see item f in “Old Business” above).
- d. **Common area maintenance expense** – Marie asked about the high level of expense hitting this account in recent months. Joy reported that these were for charges to A&B fence for fence replacement work and a deposit to Kendall sign for the second electronic messaging board. Marie was inquiring if these should be transferred out of expense and charged against the reserve. The Board agreed unanimously to adjust the reserve for the excess expenses associated with the fencing.
- e. **Other cost control measures** – The Board has been vigilant in keeping cost under control and several homeowner volunteer activities have helped avoid over \$1K in expenditures. The current healthy financial position, however, is partially due to the reserve evaluation activity at the end of 2021 which identified “good news” excess reserves of \$17K. We need to be aware that the 2023 budget will need to consider inflationary pressures that have not yet been reflected in our 2022 actual results to date.

7. **Open Homeowner Discussion**

None

8. **Next Meeting – Tuesday July 12 at 5:30PM; Zoom session.**

To join Zoom meeting (NEW MEETING ID AS OF 5/10/2022):

<https://us06web.zoom.us/j/86249587190?pwd=cjJHV05tMWlpOXdEMzhuckFtR2cxZz09>

Meeting ID: 862 4958 7190 Passcode: 057508
Audio: (301) 715-8592 (Washington DC)

9. **Adjourn:** Being no further business before the Board, the meeting was adjourned at 6:30 PM.