

LAKE FOREST AT BAYSIDE LAKES  
HOMEOWNERS' ASSOCIATION  
Board of Directors Meeting  
February 3, 2021  
5:30pm  
Via Zoom  
Minutes

**Board Members Present**

Dave Kirchner [-dkirchner1@cfl.rr.com](mailto:dkirchner1@cfl.rr.com)

Jim Morse [-jimmorse6@aol.com](mailto:jimmorse6@aol.com)

Walt Kaminski [-ibediving@aol.com](mailto:ibediving@aol.com)

Larry Kizer [-lkizer@cfl.rr.com](mailto:lkizer@cfl.rr.com)

James Krempasky [-james.krempasky@gmail.com](mailto:james.krempasky@gmail.com)

1. Call to Order- Meeting called to order by James Krempasky, at 5:30pm.
2. Proof of Meeting Notice-Notice was posted in accordance with the regulations.
3. Reading/Waive Reading of Previous Minutes; Dave Kirchner motioned to waive reading the minutes, Jim Morse 2<sup>nd</sup>, all approved.
4. **Reports-**
  - a. **Management Report-**

**Financial Information-**The Operating Account balance as of December 30th, \$41,458.53. The Reserve balance at the end of December was \$124,736.60 for a total of \$166,222.13 (Operating and Reserves). Dave Kirchner motioned accept the report as stated, Jim Morse 2<sup>nd</sup>, all approved.

**Old Business**

1. **Curb/ sidewalk/ road repair-** Dave Kirchner received an additional quote from TDC concrete. Dave wants to look into having the curbing repaired before the issue of possibly making an amendment for the trees.
2. **Electric repair-** Cornelius electric met with James Krempasky about the electrical issues at the front gate and adding extra electrical circuits. The landscaping lights corroded at the base and need to be replaced. James has mentioned he would like a different type of light to eliminate the same issue from happening. A quote was requested for lights that change colors, but Cornelius mentioned they were not reliable and didn't last long. A more powerful light for the sign was also requested and Cornelius is going to put in a higher post to raise the light above the landscaping, a quote should be sent in a week.
3. **Lake-** James met with Solitude and they are going to spray the weeds that are in back of homeowners houses and leave anything that backs to the preserve.
4. **Pepper trees in the preserve-** Dave Kirchner removed the trees that were overgrown.
5. **Bush hogging behind white pvc fence-** Would like Flawless to quote doing the preserve areas and the cul de sac on Devonwood, just one pass in each area.

6. **Road-** Dave Kirchner sent 2 quotes 1 for 23K and one for 29K, the road project to repair the road is going to be expensive. Going to look for one additional quote. Both companies said they will need to excavate to see what is under the road.
7. **Fining Committee-** Still have only 1 person interested. Jim Morse motioned to send 237 Brightwater and 420 Brightwater to the attorney for demand letters, Larry Kizer 2<sup>nd</sup>, all in favor.
8. **Gate issues-** still waiting for the caller ID to be corrected to read Lake Forest when it dials to a homeowners. Gate technologies is working on getting it corrected.
9. **Welcome Committee-** One homeowner volunteered, James and Shirley volunteered as well.
10. **Legal Review on Oak Trees-** The attorney was fine with the language sent about changing the docs in regards to the Oak Trees, the board will begin to survey for their opinion on an amendment change to remove the Oak Trees.

**New Business:**

1. **Oak trees-** Joy sent out a mass email to the community about trimming the Oak Trees, violation notices will be sent out as well for homeowners not in compliance.
2. **Graffiti on Fence-** James Krempasky painted the fence and turned the slates so the side that was written on is facing the preserve.
3. **Jim Morse will be resigning as his house is on the market.**

**Violations:**

Open Discussion

**Next Meeting-** March 3, 2021 at 5:30pm.

Being no further business before the Board, the meeting was adjourned at 6:31pm