

LAKE FOREST AT BAYSIDE LAKES
HOMEOWNERS' ASSOCIATION
Board of Directors Meeting
February 1, 2023
5:30pm
Bayside Lakes Clubhouse
Minutes

Board Members Present

Dave Kirchner - dkirchner1@cfl.rr.com

Larry Kizer - lkizer@cfl.rr.com

Walt Krenisky - ibediving@aol.com

John Sciarretta- jsciarr@gmail.com

James Krempaski- james.krempasky@gmail.com

1. Call to Order- Meeting called to order by James Krempasky, at 5:31pm.
2. Proof of Meeting Notice-Notice was posted in accordance with the regulations.
3. Reading/Waive Reading of Previous Minutes; Dave Kirchner motioned to approve the January minutes, John Sciarretta 2nd, all approved.
4. **Reports-**
 - a. **Management Report-**

Financial Information-The Operating Account balance as of December 2022 is \$61,069.62 The Reserve balance at the end of December was \$121,383.73 for a total of \$182,452.73 (Operating and Reserves).

Old Business/ Action Item List

1. **Front gate electrical work** – Dave Kirchner has reached out to y.com and Ivy H Smith, the companies that were doing the boring for the AT&T install, he has not received a response.
2. **Security Cameras-** Larry Kizer added an external LED light to the cameras to designate power is active for the security camera system panel.
3. **Timers at front gate-** James Krempasky will install in February/March.
4. **White PVC fence damage-** A breakdown of costs for materials and labor has been requested from A and B for the perimeter fencing, the breakdown has not been received yet.
5. **Pedestrian Gate-** Gate Technologies repaired the pedestrian gate for \$110.

New Business:

1. **Replacement of shrubs near flag pole-** Flawless provided a quote for \$316 to replace the shrubs. The board will replace themselves, as it will be cheaper to buy and plants the shrubs themselves.
2. **Pole Lights at front gate-** The board is looking into replacing the poles or painting the poles themselves. Tabled until the board is able to decide the condition of all the lights.

3. **POA Amendment-** The POA has sent an amendment out to the membership to vote on if the membership approved or not to allow the Diocese of Orlando to rezone their property off Cogan to residential from Institutional to build a 125 home subdivision. The board has tabled the vote to further review the amendment.
4. **252 Brightwater-** Homeowners requested an extension for pressure washing, the board has agreed to grant a 30 day extension.

Violations: Walt Krenisky motioned to send the below homes to fining, John Sciarretta 2nd, all approved.

1. **1830 Ambewood- Pressure wash the sidewalks**
2. **237 Brightwater- Pressure wash sidewalks, Remove the dead palm fronds, Remove the weeds.**

Open Discussion

Next Meeting- March 1, 2023 at 5:30pm

Being no further business before the Board, the meeting was adjourned at 6:03pm