

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

**Board Members Present**

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

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

Walt Krenisky - [ibediving@aol.com](mailto:ibediving@aol.com) was absent

John Sciarretta- [jsciarr@gmail.com](mailto:jsciarr@gmail.com)

James Krempaski- [james.krempasky@gmail.com](mailto: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; John Sciarretta motioned to approve the March minutes, Larry Kize 2<sup>nd</sup>, all approved.
4. **Reports-**
  - a. **Management Report-**

**Financial Information-**The Operating Account balance as of February 2023 is \$103,590.74 The Reserve balance at the end of February was \$121,509.36 for a total of \$225,100.10 (Operating and Reserves).

**Old Business/ Action Item List**

1. **Timers at front gate-** James Krempasky Provided costs for upgrading 10 flood lights that are out for \$420, adding a timer \$324, adding a photo cell \$35, installation \$50 for a total of \$839. Not included within the budget so reduce funds for other projects or increases in revenues from late annual dues and fines may cover some of the costs. James working to purchase.
2. **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.
3. **Replacement of shrubs near flag pole-** the board does not think additional shrubs are needed.
4. **Pole Lights at front gate-** The board is looking into replacing the poles or painting the poles themselves. James Krempasky would like to put together a maintenance committee to fix the lights. Joy from Fairway sent an email created by James to solicit homeowners to participate on the Maintenance Committee. One homeowner responded Shawn Callwallader.
5. **New Board/ARC Member-** Joy from Fairway sent out a letter prepared by James Krempasky asking for volunteers- Mark Riccoct volunteered for the Board and Laela Day volunteered for the Arc Committee, the board will reach out to both homeowners.

**New Business:**

- 1. Front Gate squeaking-** Joy from Fairway responded that Gate Technologies ordered a new part and are awaiting delivery to install.
- 2. ASI Repairs-** Joy Simon reported the doubler for the irrigation at the front entrance failed and is being repaired.
- 3. Mailboxes-** James Krempasky purchased 6 mailboxes at \$420 per mailbox for storage.
- 4. 300 Brightwater-** the ARC committee present the board with documentation that the homeowner continues to turn in an ARC form for a shed that does not meet the guidelines for lake Forest. The board would like the attorney to send a cease and desist letter to the homeowner for submitting a shed that is not in compliance and to have the building material removed from the property.

**Violations:** Larry Kizer motioned to send the below homes to fining, John Sciarretta 2<sup>nd</sup>, all approved.

- 1. 148 Dellwood-** remove dead palm fronds
- 2. 1830 Amberwood-** remove dead palm fronds
- 3. 1824 Amberwood-** repair the raised sidewalk

Open Discussion

**Next Meeting-** May 3, 2023 at 5:30pm

Being no further business before the Board, the meeting was adjourned at 6:38pm