

**Bayside Lakes Commercial Center
Property Owners' Association
C/o Fairway Management
1331 Bedford Dr., Suite 103
Melbourne, FL 32940
(321) 777-7575 fax (321) 777-4646
Board of Directors
February 22, 2022
5:30 P.M.
Bayside Lakes Clubhouse**

<p>Board Members Present: Melody Hamant Sharon Harrell James Krempasky Josh Williams David Cannon Lucianne Theodule Jim Petrino Leonard Jenik Not Present: Leonard Jenik Matin Curry</p>	<p>Property Management: Joy Simon Jim Kenney</p>
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1. **Call to Order-** Meeting called to order by Melody Hamant at 5:30P.M. A quorum was established with 8/10 Directors present. Dave Cannon left the meeting early.
2. **Proof of Meeting Notice-** Posted on door of clubhouse more than 48 hours in advance of meeting.
3. **Reading/Waive Reading of Previous Minutes** – Sharon Harrell motioned to waive the reading and approve the minutes as written, Dave Weber 2nd, all approved.
4. **Management Report:** (See below report),

Front Entrance Letter Color- Kendal Signs has provided a quote to replace the letters on the Bramblewood entrance sign \$1581.46. Sharon Harrell motioned to approve the quote from Kendal Signs, Dave Weber 2nd, all approved.

Pickleball Lines- Quotes were requested from Welch Tennis Courts, NIDY Sports, Cross Court Resurfacing, and FLAF Sport Services. Welch provided a quote to add lines to the existing tennis court \$980 for one set of pickleball lines and \$1550 for 2 sets. Was notified after a quote was provided from Cross Court Resurfacing that they would not be able to service the Palm Bay area. Still waiting on quotes from the other 2 companies. Have requested from all companies as well, removing the tennis lines from one tennis court and adding two pickleball courts. Dave Weber motioned to receive quotes to convert one tennis court into 2 pickleball courts, Sharon Harrell 2nd, Dave Krempasky voted no, motion passes 7-1. Jim Kenney will approve quote when they come in, if they are under \$2,000.

5. New Business:

A Palm Bay Medical lot 14 request to sell portion of the lot to the city- Jim Kenney presented to the board that Palm Bay Medical would like to sell the developed portion of the lot to the city and keep the undeveloped portion. Currently the lots are listed as separate lots and will not change the assessment amount being received by the POA. Dave Cannon motioned to allow them to sell the developed portion to the city, Dave Weber 2nd, all approved.

B. Sale of the Majors Golf Course- Jim Kenney presented the knowledge he had on the sale of the Majors. Currently a potential buyer for the property has applied to have the land rezoned to single family. A way to

stop the rezoning process would be to prove it is not consistent with the land surrounding it, which is not in Bayside's favor as the surround land is single family homes. Another potential issue in stopping the rezoning is the current owner not being able to afford the property and it going into foreclosure and being taken over by the city, who would most likely sell to a developer. A traffic study is currently being done to determine the stress of infrastructure.

-If rezoned, the homes built will not have to pay assessments as the land is currently not part of the POA.

-Jim stressed that all 17 associations needs to ban together and form an organized committee to try and approach city council and stop the rezoning.

-homeowners present asked if the POA would be willing to buy the golf course, Jim Kenney reported the golf course doesn't make enough money to be sustainable.

-Jim Kenney asked the POA to pass a resolution that the POA is against the rezoning of the golf course and he would send a letter to all 2500 homes in Bayside. He also asked if the POA would pay for the consultation with an attorney to explore what options are available to stop the rezoning. James Krempasky made a motion to oppose the rezoning of the golf course, Lucianne Theodule 2nd, Dave Weber and Sharon Harrell abstained, motioned passes 4-2.

6. Old Business

7. Open Discussion

Next meeting will be March 22, 2022 at 5:30pm

Being no further business before the Board the meeting was adjourned at 6:30 pm.

Minutes Prepared By:

Joy Simon

Fairway Management