

Laurelwood at Bayside Lakes Home Owner Association

Board of Directors Meeting – Thursday, July 6, 2023 6:30pm

BAYSIDE LAKES CLUBHOUSE

Minutes of Meeting

A. Call to Order at 6:30 PM by Carl Doughty (PRES)

Establishment of a Quorum: 4 Of 5 board members present (see attendance):

Proof of Meeting Notice: Permanent meeting notice (first Thursday of each month) posted on the community communication board on 2022-12-10. Also a reminder was posted 2023-05-04.

Minutes review for Meeting 2023-05-04:

Motion to accept Minutes for Meeting 2023-05-04.

Motion: Carl Doughty Second: Iris Barclay

Vote: Approved (unanimous)

Roll Call:

Parcel	Owner / Attendee
1744	Iris Barclay (BOD – VP)
1775	John Fazekas (BOD – SEC)
1776	Carl Doughty BOD – PRES)
1884	Dierdre Daley
1864	Ruthanne Hanson
1735	Deanna Douglas
1841	Rick Schupp
Fairway Mgt	Joy Simon

B. Reports of Officers, Committees, and Employers of Agents

1. Financial report

Review of monthly report to note status of current investments, reserve and available cash (see report for distribution)

Motion to accept financial report

Motion: Carl Doughty Second: Iris Barclay

Vote: Approved (unanimous)

2. Social Committee

I No activity to report.

Advise SC to reach out to new residents at 1880 (welcome)

3. Violation Arbitration / Fining Committee

No activity to report.

4. Architectural Review Committee (ARC)

New applications received:

1708 Jason Brand
1716 Ingrid Gaskin-Friar
1744 Iris Barclay
1872 Lorraine Edey-Nowell
1884 Diedre Daley

Motion to accept applications to 2023/2024 ARC

Motion: Carl Doughty Second: John Fazekas

Vote: Approved (unanimous).

Noted ARC application submittals will be distributed by FM via email to both the BOD and ARC group email addresses.

ARC June 2023 minutes / report:

1728 (Roof maintenance - Color) – Approved
1736 (tree removal) – Approved
1801 (Plant management – Common area) – Approved
1884 (Pool – Style/color) – Approved

Discussed application fee (\$25) and determined it is not applicable in all cases based on the request (ie; painting house same color is maintenance and does not represent a change that requires approval). Under these scenarios the fee may be waived.

- ARC to consider waiving application fee for special conditions.
- FM noted they will hold fee checks until ARC decision is submitted.

C. Open Business

1. Maintenance Projects

- Electrical System – Current plan on track
- Irrigation System – Current plan on track
- Lake Management – Currently experiencing new algae growth
Grass Carp recognized as the best solution for hydrila
Discussed future opportunities for considering Grass Carp integration in lake management
- Drain Pipe System – Current plan on track
- Road Maintenance – Current condition acceptable (no urgent action needed).
There is evidence of deterioration requiring a maintenance plan.
Discussed resealing (@ \$10K) compared to resurfacing (@ \$155K) and will make a determination at a future point in time. (cost is at current market value)

2. Community Actions

- Sidewalk Maintenance – Still some residents who have not taken action:
1755 not compliant: Sale pending (compliance will be a condition of the sale of the house)

Motion to issue a final notice for sidewalk maintenance

Motion: Carl Doughty Second: Iris Barclay

Vote: Approved (unanimous)

- B, Inspection Results – The following inspection issues were discussed
- 1755 – Letter (2nd) to result in issue of Final Notice
 - 1835 – Debris on storm basin drain requires removal
 - 1880 – Must complete oak tree replacement and manage trash can storage

D. New Business

1. Common Area Maintenance

Sidewalk cleaning project still in process

2. HOA Dues Strategy

Discussed increase in all services and concluded a 10% in the next budget will bring HOA income closer to community budget needs

Will review in NOV 2023 meeting

3. Gate Repairs

The exit gate has a broken frame at the lower outboard corner

Carl Doughty successfully manufactured and installed a brace to restore the frame integrity.

4. Trespassing

Discussed the recent increase in trespassing (mostly people aggressively fishing the ponds and using private property as access).

Currently the community is signed for No Trespassing / No Soliciting at the gate, but they are not readily legible due to fading/age.

Motion to maintain signs and add signs stating ‘No Trespassing / Laurelwood Residents Only’.

Motion: Iris Barclay Second: John Fazekas

Vote: Approved (unanimous)

5. Status of Dues

Discussed 1772 being on a monthly payment plan

Motion for this plan to be approved at the first of each year

Motion: Iris Barclay Second: Carl Doughty

Vote: Approved (unanimous)

E. POA Update – No update for meeting

F. New Topics / Concerns

1. Entry Flag Worn

Will be replaced tomorrow (donation)

2. HOA BOD Meeting Plan

Next meeting will be 07 SEP 2023 at 6:30 in the Bayside Club House

G. Adjournment

Motion to adjourn at 8:20 PM

Motion: John Fazekas Second: Iris Barclay

Vote: Approved (unanimous)