

# Laurelwood at Bayside Lakes Home Owner Association

Board of Directors Meeting – Wednesday, March 2, 2022 6:30pm

## BAYSIDE LAKES CLUBHOUSE

### Minutes of Meeting

1. Call to Order at 6:30 PM by Carl Doughty (MAL)

Establishment of a Quorum: 4 of 4 board members present

Proof of Meeting Notice: Posted on community communication board @5pm 2022-02-28

Roll Call:

Parcel	Owner / Attendee
1780	Carl Doughty (Member At Large)
1775	John Fazekas (Secretary)
1716	Ingrid Gaskin-Friar (Treasurer)
1744	Iris Barclay (Member At Large)
1744	Al Barclay
1711	Julia Schwaller
1816	Lisa Veta
1736	Teri Spain
1785	Roger Cote
1716	Andrew Friar
1791	Steve Widener
1801	Mike Klenotich
1801	Denise Klenotich
1735	Deanna Douglas
1781	Rick Schupp
1705	Caroline DeGarve
1855	Rose Raffinello
1844	Chrissy Lemke
1865	Alex Funders

2. Financial Report – Treasurer

Discussed 2019 surplus and investment strategy to note successful gains.

Noted no financial report received from FM as of yet for this reporting period

3. Committee Report

A. ARC Committee

1. Lead Member – Noted as Roger Cote

2. Application processing

Received two applications:

1708 – Paintin house: Approved

1821 – Replace roof (same): Approved

B. Violation Arbitration Committee – No current activity to report

4. Status of mailbox communication to community

Discussed recent installations and the community consensus is approval.

5. New business

A. Discussed front entrance annual flower planting to define the cost via Flawless. Community volunteers offered to perform the planting at no more than \$500.

Motion to allow community volunteers to perform the annual flower selection and planting at a cost not greater than \$500

Motion: Carl Doughty

Second: John Fazekas

Vote: Approved (unanimous)

B. Sprinkler head maintenance

Discussed previous maintenance activities without board approval (high cost). Flawless advised 'on call' service charge of \$75. This could be avoided with a preapproval to a dollar amount.

Motion to preapprove Flawless for corrective maintenance up to \$300 (any higher charges would require LHOA BD approval).

Motion: Carl Doughty

Second: Ingrid Gaskin-Friar

Vote: Approved (unanimous)

C. Front entrance electrical system maintenance / repairs

Discussed current condition of system (to include exposed wiring and breaker panel wear).

Carl Doughty to request estimates for repairs

D. Drain basin system maintenance / repairs

Discussed current condition of system (to include potential ground sinking)

Received estimate via FM (previous action) - \$1,200 for inspection only (no maintenance).

- Cost too high without a competitive review.

Carl Doughty to request estimates for inspection (and maintenance / repairs if necessary).

E. June LHOA election preparations

Discussed need to coordinate around Memorial Day – Proposed election to be held 09 JUN 2022 to maximize community participation

- Community letter to issue on 19 MAY 2022

- Propose selecting community members to validate proxy votes

- Proposed editing format of proxy form to be preprinted with owner name, address and date to support authenticity and relevance to this election

- Proposed proxy votes to be turned in by 07 JUN 2022 for authentication and count.

F. Community directory

Discussed need for restoring the community directory, with format and content to be determined (personal data is to be voluntary)

Carl Doughty and Iris Barclay to lead

G. Report of recent minutes request for LHOA Closed meeting (15 FEB 2022).

LHOA counsel assumed responsibility to respond and cited FS 720 to note the HOA BD may meet with counsel at any time (in a closed meeting) and the content of the meeting is protected by attorney/client privilege (minutes only document the event, not the content of the meeting).

- The HOA BD also added the HOA BD may choose to request counsel in an effort to prevent litigation and seek resolution via lesser means as appropriate,

H. Recent HOA President letter to community

Discussed errors and omissions.

Carl Doughty apologized for erroneously crediting Paul Zima for efforts to discredit the current board

I. LHOA open board position

Discussed the board vacancy resulting from Lisa Veta's resignation. Evaluated the impact of processing an appointment close to the election cycle.

Motion to not fill the vacancy and continue business with the current board until the election.

Motion: John Fazekas

Second: Ingrid Gaskin-Friar

Vote: Approved (unanimous)

Noted the Vice President vacancy is also an officer assignment that must be filled.

Motion to appoint Iris Barclay to Vice President (assuming duties as officer).

Motion: Carl Doughty

Second: Ingrid Gaskin-Friar

Vote: Approved (unanimous)

J. Social committee input

- 17 MAR 2022 there will be a St. Patrick's Day community celebration (circular issued)
- 01 MAY 2022 Laurelwood spring BBQ (at 1835)  
To use 50/50 raffle to fund adult beverages

Discussed the option of using the Bayside Lakes community center for future events:

- LHOA currently paying to support the facility: LHOA should consider the benefit
- In the event of a mishap, the liability would not be against a homeowner
- The area is neutral (not an owner residence)
- The facility has public lavatories is handicap accessible

The social committee is thankful for the input and will take it into consideration

K. Report of a dead tree near the lake park bench (to right of entrance).

Carl Doughty to report to FM

L. POA meetings with regard to possible closing of golf course

No minutes for recent meetings (25 JAN 2022 and 25 FEB 2022) have been posted to advise community owners of plans and actions:

- LHOA currently has representation on the Bayside Lakes POA
- Carl Doughty to request support from LHOA member

6. Date for the Next Scheduled Meeting is Thursday, April 07 at 6:00pm

7. Adjournment

Motion to adjourn at 7:25 PM

Motion: Carl Doughty

Second: Ingrid Gaskin-Friar

Vote: Approved (unanimous)