

MONTEREY COVE HOMEOWNERS' ASSOCIATION

BAYSIDE LAKES

Board Meeting

April 6, 2021

6:00 pm

Via Zoom

Board Members Present:

Josh Williams

Doreen Bonosconi

Bart Heier

Shirley Dimino

Pete Paciorek

Property Management:

Rick Whitman

1. **Call to Order**-Pete Paciorek called the meeting to order at 6:03pm. A quorum was established with 4 of 5 Board members present.
2. **Proof of Meeting Notice**- Notice was posted 48 hours in advance of the meeting.
3. **Reading/Waive of Previous Minutes**- Pete Paciorek motioned to waive the reading of the March meeting minutes, Bart Heier 2nd, all approved.
4. **Officer and Committee Reports:**

Financials-Rick Whitman of Fairway Management reported that as of February 28, 2021 the operating account had \$53,522.22. The Reserves had \$94,942.81 for a total of \$148,495.03. Rick reminded the Board that there were a few accounts in arrears that the Board would need to review in May and decide whether to send them to collections.
5. **ARC Report:** Gloria Lewis reported that several roofs are being replaced and that Rick Whitman is working on receiving the ARC forms from the respective owners.
6. **Old Business:**
 - a. **Storm Drain Cleanout**-Rick Whitman from Fairway reported that one of the vendors advised against paying to have them cleaned out-that they are in good shape. Josh Williams had conferred with the vendor and agreed that the work was not necessary at this time.
 - b. **Declaration Amendments**-The Board reviewed the Declarations and the areas needing amending are: Oak Tree, Fence property line, Cars blocking sidewalks and driveways, Fruit trees, Parking on the street. Rick Whitman will send the Board related language from other associations.
 - c. **Inspection Process**-Rick Whitman will do a drive thru once a month and send the list to the Board for review before having the letters mailed.
 - d. **Inspection Process**-Rick Whitman confirmed with the Board that he will send them the list of violations and send out the letters without approval from the Board. If the Board has additional violations to note, then they are to send the address and violation to Rick.
7. **New Business:**
 - a. **Sealing Bids**-Rick Whitman presented the bid from Burton Asphalt and indicated that he was expecting a second bid from Brevard Concrete.
 - b. **Mulching**-Rick Whitman reported that Central Florida Lawncare has submitted a quote and that LSP was sending one as well.
 - c. **Pressure Cleaning**-Rick Whitman was asked to get quotes for pressure cleaning the sidewalks and curbs.

8. Open Discussion: None

Next Meeting: May 4, 2021 via zoom at 6:00pm

Being no further business before the Board the meeting was adjourned 6:51pm.

Minutes Prepared By: Rick Whitman, Fairway Management