

**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
March 23, 2021
5:30 P.M.
Via zoom**

<p>Board Members Present: David Cannon Sharon Harrell Peter Mullings Lucianne Theodule Josh Williams James Krempasky Leonard Jenik Stephan Rouveyrol Louisa Carll Not Present: Melody hamant</p>	<p>Property Management: Joy Simon Jim Kenney</p>
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1. **Call to Order-** Meeting called to order by Sharon Harrell at 5:30P.M. A quorum was established with 9/10 Directors present.
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** - Dave Cannon motioned to waive the reading and approve the minutes with the correction of city manager from attorney manager, Sharon Harrell 2nd, all approved.
4. **Management Report:** (See below report),
 - a. **Pump at Players Club-** The new well was installed.
 - b. **Fence damage between Magnolia park and Laurelwood-** Still waiting on additional quotes to come in for the fence repair.
 - c. **Sidewalk repairs on Bayside Lakes Blvd-** Jim Kenney reported the city is not going to concrete sidewalks, only asphalt.
5. **New Business:**
 - a. **City of Palm Bay Director of Development-** Larry Bradley who works with Joan from City Hall was on the call to discuss the permitted uses in Bayside Lakes according the POA Documents and is wondering if there are other uses the POA will allow. Jim Kenney informed Mr. Bradley that the DOCS do not restrict uses. The city intervening, is what is prohibiting different businesses from building in Bayside, as the DOCS are open to interpretation. Dave Cannon mentioned that is the POA agrees with a business wanting to build in bayside, that the city should not have a say. Mr Bradley asked if Bayside residents are looking for certain types of businesses to build in Bayside. Jim Kenney informed him most residents would like additional restaurants, however the lots that are available are not big enough to accommodate the type of restaurants they are looking for, and are sized more for smaller businesses. Leonard Jenik and

Sharron Harrell voiced their concerns that the city of Palm Bay is working against smaller businesses. Smaller businesses are getting assessed high fees which is causing them to struggle. Mr Bradley said he would bring the concerns back to the city manager. Jim asked if the city could help with getting grants to help businesses get started in Bayside, Mr Bradley said they received 18 million for the American resource Plan and will see if some of that money can be made available to help offer some relief to small businesses.

6. Old Business

- a. **Garage sales signs for April 17th will start going up next week**
- b. **Clubhouse rentals- Fairway will start to schedule rentals beginning in June. This will depend on the Covid positivity rate, if the building will actually open.**

7. Open Discussion

Next meeting will be April 27, 2021 at 5:30pm.

Being no further business before the Board the meeting was adjourned at 5:55pm.

Minutes Prepared By:

Joy Simon

Fairway Management