

Summerfield at Bayside Lakes Homeowners' Association
BAYSIDE LAKES

Board of Directors Meeting

June 8, 2021

5:30PM

~~Bayside Lakes Community Clubhouse~~

~~2051 Bramblewood Circle~~

Via Zoom Session

1. **Call to Order** – Meeting called to order by President, Robert Stise, at 5:30 PM via Zoom session. A quorum was established with four of the five Directors present. Nine Zoom connections were observed during the meeting, including 4 Board members, 1 ARC chairman, 3 Summerfield homeowners, and 1 from Fairway Management.
2. **Proof of Meeting Notice** – Notice was posted on the message board at the exit to Summerfield according to requirements.
3. **Reading / Waive Reading of Previous Minutes** – A motion was made to waive the reading of the minutes from the May 11 meeting. Approved by voice vote.
4. **Management and Committee Reports**
 - a. **Financial** – Joy reported balances of \$78,345.46 in the operating account and \$206,994.90 in the Reserve Account for a total of \$285,340.36 as of May 31, 2021.
 - b. **POA** – Stephan reported that the POA held a meeting covering (1) repairs to various facilities which were approved and (2) elevating the tree height along Cogan, which was rejected (cost estimate was too high).
 - c. **ARC** – Tom reported that there was only one open ARC request which will clear quickly.
5. **Old Business**
 - a. **Security and incident report** – Robert reported that two 19-year old men who do not belong in Summerfield were approached in their vehicle on Easterwood by a Palm Bay Police detective on June 2. They drove away as the detective arrived at their car and sprinted out of Summerfield, jettisoning two handguns along the hedge row on Windbrook on their way out. They were later caught and arrested in Cocoa. The Board is taking action to address the obvious security concern.
 - b. **Gate codes changes and hi-def camera upgrades** – We learned that these men gained access to Summerfield by using a “generic” gate code that was assigned many years ago. Joy reported that each Summerfield resident should be able to gain access using their own “custom” gate code, which she assigned with residents when the new call box was installed in 2019. Accordingly, the generic code should no longer be necessary and will be permanently eliminated in a few weeks, after we have a chance to notify all in the community of our plan.

Additionally, the Board discussed and unanimously approved the upgrade of two gate cameras to hi-definition, so license plates can be viewed for incoming and outgoing vehicles. Expenditure expected to be \$600 each.

- c. **Speed limit compliance and traffic incident report** – Robert has been attending the City Council meetings and learned that the software for the traffic light at the corner of Walden and Emerson will be tweaked to increase the frequency of red lights on Emerson. The traffic engineers hope this will slow the southbound traffic as it approaches the sharp curve where Emerson ends and Bayside Lakes Boulevard begins.
 - d. **Law enforcement partnering** – Robert has more work to do with Lt. Spears on this topic, more to follow.
 - e. **Trim hedges along Windbrook** – The good community effort was described by Robert, with several homeowners lending a hand to keep costs down. Details coming in next newsletter.
 - f. **Tillman Canal** – Major portion of the work is complete. Banks have been strengthened, pipes replaced, and rocks / concrete block added to prevent erosion. Canal banks were seeded and after the grass grows sufficiently, Tillman will return to pull weeds and other material out of the canal for drying and haul-away.
 - g. **Covenant changes** – Material was provided by Marie and supplemented (by Robert, from Rick Whitman) with documents from another community that succeeded in addressing their tree belt / oak tree problem. Board members are asked to review and comment, so we can start assembling the proxy query and move forward for a homeowner campaign to vote.
 - h. **Violation letters** – (1) Two homeowners have received three letters for violations at their properties and still have not addressed their issues (1784 WB and 996 GB). The Board unanimously voted to send both of these to the hearing committee for action. (2) The Board also discussed “parking on the grass” at the empty 2nd lot on the north side of Yellowwood. Stephan volunteered to put stakes across the front of that open lot to designate it as a “no access” lot which will hopefully address the issue. (3) One roof on Yellowwood has been in need of repair for nearly a year. Tarps have been placed on the roof and the homeowner has already received two violation letters. A third violation letter will be sent, and the Board voted to pre-authorize this item for referral to the hearing committee if the repair is not completed before the required closure date.
 - i. **Newsletter update** – Marie reported that the next edition is taking shape and should be ready soon. Robert asked that Marie add notices about (1) the generic gate code elimination and (2) fireworks safety and noise concerns. Marie noted that many advertising renewals have not been received, and asked Lisa to put a note on the grease board to see if we can stimulate some interest and get some renewals.
 - j. **Electronic message board** – Lisa is pulling together the final details and expects to be able to bring this up the Board to approve funding at the July meeting. Marie will put it in an early spot on the agenda.
6. **New Business**
- a. None

7. **Open Homeowner Discussions**

- a. None

8. **Next Meeting – Tuesday July 13 at 5:30PM; Zoom session.**

To join Zoom meeting:

<https://zoom.us/j/91967091817?pwd=TmJNb3Q5SmhwNTJITmtEdHRHTEZBUT09>

Meeting ID: 919 6709 1817

Passcode: 057508

Audio: (301) 715-8592

9. **Adjourn:** Being no further business before the Board, the meeting was adjourned at 6:24 PM.