

MONTEREY COVE HOMEOWNERS' ASSOCIATION
BAYSIDE LAKES
Board Meeting
September 6, at 6:00 pm
Bayside Lakes Clubhouse

Board Members Present:

Josh Williams
Bart Heier
John Duplice
Holly Rizzo
Shirley Dimino
Pete Paciorek
Doreen Bonosconi

Property Management:

Rick Whitman

1. **Call to Order**-Josh Williams called the meeting to order at 6:00pm. A quorum was established with 7 of 7 Board members present.
2. **Proof of Meeting Notice**- Notice was posted 48 hours in advance of the meeting.
3. **Reading/Waive of Previous Minutes**- Josh Williams motioned to waive the reading of the June meeting minutes, John Duplice 2nd, all approved.
4. **Financials**-Rick Whitman reported that the Operating Account had a balance of \$37,177.17 and the Reserves balance was \$100,791.37 for a total of \$137,968.54 on August 31, 2022.
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5. **Officer and Committee Reports: (None)**
6. **ARC Report:**
 - a. **ARC Status Report**-Rick reported that he sent a letter and left message for the owner of 409 Gardendale Circle and received no response. Rick was asked to remove most of the completed ARC requests the report.
 - b. **POA Report:** Josh Williams reported that the POA's 2023 Budget is expected to decrease rates slightly and the meeting to approve the 2023 Budget will be held on September 27th. Josh also reported that a car wash was approved and a Starbucks and a Mavis Tires are under consideration for new businesses.
7. **Old Business:**
 - a. **390 GDC Legal Issues**-Rick Whitman reported that the attorney requested pictures of the sidewalk and the fruit trees and once received they will send a final demand letter. There continues to be concerns that this process is taking too long.
 - b. **Drainage for 349 GDC**-Rick Whitman reported that the owner is dealing with the irrigation company to resolve the sprinkler issues.
 - c. **Landscaping Issues**-The board members confirmed that LSP had been working on the weed issues and that the new flowers at the front entrance were planted.

- d. **CINC Systems**-Rick Whitman reported that the owner of Fairway Management of Brevard, LLC, Jim Kenney, has terminated the agreement with CINC Systems due to them not providing what was agreed. Josh William motioned to approve having the invoices approved by Shirley and/or John Duplice, and then the checks will be cut and signed by Fairway Management, 2nd by Bart Heier and approved by all. This will start on October 1, 2022.

8. New Business:

- a. **2023 Budget Process**-Rick Whitman advised the board that he would have the draft 2023 Budget Worksheet to them before the October 4th meeting. The 2023 Budget will be approved at the November 1st meeting

9. Open Discussion:

- a. **Pete Paciorek**-Josh Williams thanked Pete for his time on the board and wished him well on his selling of his home and moving to Georgia

Next Meeting: Tuesday, October 4, 2022, in the Clubhouse at 6:00pm

Being no further business before the Board the meeting was adjourned at 6:32 pm.

Minutes Prepared By: Rick Whitman, Fairway Management