

**Summerfield at Bayside Lakes Homeowners' Association**  
**BAYSIDE LAKES**

Board of Directors Meeting

March 8, 2022

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 five Directors present at the start of the meeting; one Director joined while the meeting was in progress. Sixteen active Zoom connections were observed during the meeting, including 5 Board members, 1 ARC chairman, 9 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 February 8 meeting; it was seconded and approved by voice vote.
4. **Management and Committee Reports**
  - a. **Financial** – Joy provided the end-of-January account balances with \$67,464.29 in the operating account and \$224,947.52 in the Reserve Account for a total of \$292,411.81. Joy also reported past-due assessments as of March 8 were \$23,499 with the largest share related to one property where a payment plan has been accepted.
  - b. **POA** – The POA meeting on February 22 covered (1) line painting on the tennis courts to accommodate pickleball and (2) discussion of the POA's role in supporting the opposition to rezoning of the Majors Golf Club property. The POA agreed to help in generating and distributing letters through the US mail so all communities in Bayside Lakes will receive consistent communication. The POA also volunteered to do some preliminary work in securing legal advice for opposition to the rezoning.
  - c. **ARC** – Tom reported that there were no ARC requests currently open. He also reported on completion of vinyl fence repairs near Easterwood. Robert asked that we expand the discussion to talk about vinyl fence repairs behind 2055WB to 2067WB at the April meeting.
5. **Old Business**
  - a. **Speed limit compliance, Bayside Lakes Boulevard Curve safety, and SF exit gate damage** – Robert reported that we continue to monitor speed compliance and about 95% of the drivers have slowed down. However, we need to push for everyone to comply with the 20MPH limit. He is hoping to get the radar trailer

inside SF again soon. He also reported that his City Council meeting comments concerning the fatal traffic accidents on the sharp curve just outside the SF gate have sparked some interest that might result in road reconstruction where Bayside Lakes Blvd curves and changes over to Emerson. Separately, Lisa reported that the SF exit gate was not closing on Saturday afternoon March 5. Lisa called the gate contractor who came to inspect and identify the problem. The contractor reported that the gate had been struck which rendered it inoperable. He performed some repairs and reactivated it. SF will be responsible for repair charges. Stephan asked if someone could check the video recordings to determine if we can identify the vehicle which caused the damage for possible recovery of the repair cost.

- b. **Violation letters, hearing committee and fines** – Joy reported that a 3rd letter has gone out requesting repair of the raised sidewalk at 900GB. Robert reported that we have to get the word out that addition of “cement ramps” between heaving sidewalk sections are not sufficient to correct the hazard.
- c. **Electronic message board** – Alvaro has completed his research and recommended the purchase of a 2’ by 3’ unit at \$4,815. It has higher resolution than the previous unit and scrolling rates that are consistent with those in use at other FM-serviced HOA’s. He asked Joy to provide photos of the old message board so it can be listed online for sale. The Board approved the purchase of the replacement board on a vote of 4 in favor and 0 opposed. Alvaro will work with Joy to place the order.
- d. **Changes to the SF Covenants – Communication to Homeowners** – Joy reported that letters to homeowners notifying them of the changes to the Covenants were sent out this week (via US mail) and should arrive soon.
- e. **Nomination and election of SF Treasurer** – Robert nominated Alvaro de la Puente to serve as the Summerfield Treasurer. It was seconded and approved by unanimous voice vote.
- f. **Hunt Club Green mailbox paint** – This item is deferred to the April meeting so Marie can provide an updated status report from Rust oleum and our local suppliers.
- g. **Gardenbrook culvert repair** – Contractors have told Tom and Robert that a full repair would be cost prohibitive and they agree. Robert is planning a more modest repair that would involve removal of any sharp edges manually. All agreed that this is the best approach.
- h. **Newsletter Update** – Issue 12 of the newsletter (February 2022) has been published. It contained articles on the proposed rezoning of the Majors Golf Club property and changes to the Summerfield Covenants.

6. **New Business**

- a. **Opposition of the Majors Golf Club rezoning** – Several activities are underway to oppose rezoning of the Majors Golf Club property. Among them are the previously-discussed agreement with the POA for (a) supporting a mailing to all in the Bayside Lakes communities and (b) some exploratory discussions on securing legal representation; signs (paid for by a few SF residents); message board announcements (at the exit gate); and letter-writing campaigns initiated from residents both inside SF and from other Bayside Lakes communities. Robert has arranged for a special meeting of community members to be held at the Bayside Lakes Clubhouse on Tuesday, March 15, 2022 at 6PM EDT. This is *not a Summerfield HOA meeting*; homeowners from surrounding communities are welcome to attend and participate with volunteers to oppose the rezoning. The anticipated agenda includes (1) communication on what has been learned and accomplished so far, (2) a review our coordinated activity with the POA (letters, legal assistance evaluation), (3) a discussion on the success of a similar opposition activity (Cricket) to defeat a rezoning proposal elsewhere in Palm Bay, (4) identification and development of specific actions to oppose the Majors property rezoning, and (5) solicitation of volunteers to address all of the actions needed to accomplish.

Residents in all of Bayside Lakes are encouraged to help by (a) communication of our rezoning opposition activities to their neighbors and (b) showing their support thorough letter writing to the City Council, petitioning, attendance at Planning and Zoning meetings (1<sup>st</sup> Wednesday of the month) at City Hall, and attendance and commenting at City Council meetings (1<sup>st</sup> and 3<sup>rd</sup> Thursdays of the month) at City Hall.

7. **Open Homeowner Discussion**

- a. **Golf Course Rezoning** – A homeowner expressed dissatisfaction with the SF HOA's approach to managing opposition to the rezoning. The homeowner insisted that the effort be restricted to SF residents only and feels that inclusion of support from the POA or other Bayside Lakes communities is not appropriate. The resident criticized the SF Board for approaching the POA before gathering local input across Summerfield. President Stise responded that the activity so far was designed to gain additional support and resources from outside SF to leverage influence and to potentially spread the costs over a larger base. The SF HOA Board believes the objectives and outcomes for the rezoning would likely be similar for all of the affected HOA's, so this consolidation was viewed as a logical way to save money and avoid duplicate efforts. As such, the POA agreed to fund the mailer to all of Bayside Lakes and to bear the cost for an initial consultation with a lawyer which specializes in real estate zoning cases. The resident also criticized the Board for including non-SF residents from other Bayside Lakes communities to the March 15 meeting. Robert emphasized that the meeting was arranged by the Summerfield Board because of the high level of interest among Summerfield residents; however, participation has been offered

to residents in other affected Bayside Lakes communities who believe they can benefit and assist.

8. **Next Meeting – Tuesday April 12 at 5:30PM; Zoom session.**

To join Zoom meeting (NEW MEETING ID AS OF 10/12/2021):

<https://us06web.zoom.us/j/84052071766?pwd=OEFMbndwcHNvcER1YW9QVzRsTzM0UT09>

Meeting ID: 840 5207 1766      Passcode: 057508  
Audio: (301) 715-8592      (Washington DC)

9. **Adjourn:** Being no further business before the Board, the meeting was adjourned at 6:30 PM.