

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

Board of Directors Meeting

May 10, 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 all five Directors present. Twelve active Zoom connections were observed during the meeting, including 5 Board members, 1 ARC chairman, 5 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 April 12 meeting; it was seconded and approved by voice vote.
4. **Management and Committee Reports**
  - a. **Financial** – Joy provided the end-of-March account balances with \$67,117.45 in the operating account and \$225,076.45 in the Reserve Account for a total of \$292,193.90. Joy also reported past-due assessments on 5 homes as of the end of April valued at \$3,225.
  - b. **POA** – The POA approved restriping of the two tennis courts for use by pickleball players.
  - c. **ARC** – Tom reported that there was only one ARC requests currently open and it is in the review cycle; everything else was closed.
5. **Old Business**
  - a. **Majors Golf Course Rezoning** (info-share only; this is not an HOA activity) – A detailed presentation package is being assembled for delivery at a special Planning and Zoning Board meeting scheduled at Bayside High School on May 18 at 6PM. Signs have been posted and everyone is spreading the word. Robert mentioned that “optics matter” and is encouraging everyone to let their neighbors know about the meeting so we can get a good turnout. Robert asked if we could place some signs adjacent to the Bramblewood Circle clubhouse.
  - b. **Safety and Security** – Robert requested a radar trailer to be placed in Summerfield to highlight driver speeds. Lt Spears from the Palm Bay Police Department told Robert that the City of Palm Bay has 3 trailers, and 2 of them are out of service. Robert also reported that there is no decision yet on a proposed Memorandum of Understanding with the City of Palm Bay which would allow the City’s Police Department to enforce the 20 MPH speed limit inside

- Summerfield. Joy reported that the issue has been forwarded to the City Attorney for her action as of May 9. The possible addition of speed bumps was mentioned. Lisa believes that the speed bumps will not solve our speed issue and she feels writing speeding tickets would be more effective. Robert mentioned that the city is going to hire an outside traffic consultant to assess the Bayside Lakes curve, but he thinks the only thing that will be effective is traffic enforcement. That will be a challenge because the City of Palm Bay has 20 openings for Police Officers and they are not making much progress in hiring.
- c. **Entrance & exit gate painting** – Declyn has volunteered to paint and Stephan has volunteered to help. Stephan will do some rust removal with his power drill before the painting begins.
  - d. **Annual meeting and proxy vote report** – Joy reported that no quorum was achieved at the annual meeting on April 28, so the Board “rolls over” to serve for the next year. She asked if they Board wanted to do any officer changes for the coming year, and they all agreed to continue as is in the same roles. Approved by unanimous voice vote.
  - e. **Violation letters, hearing committee and fines** – Joy reported that 2013 WB took care of the raised sidewalk. New violations heading for a 3rd letter are (1) 1784 WB for pressure washing of the house, driveway, and sidewalk, and (2) 2172 WB for jet ski stored in the driveway. Robert will help out his neighbor at 1874 WB, so we will not send it for fining. For 2172WB, Stepan noted that the jet ski has been in the yard for months. Robert wanted to give the homeowner a variance since they do the Christmas decorations. Marie objected saying even though they're a nice family, people shouldn't be getting a pass just because they're friends with people on the Board. She also said this can be heading toward selective enforcement. Stephan said he would like to talk with them with Robert to see if they could move the jet ski. Robert made a motion to give the homeowner another week. Stephan seconded it. A vote was taken. Robert, Stephan, and Lisa voted to give them more time to remove the jet ski. When pressed, Alvaro said he would speak with Robert after the meeting about this. Marie abstained. Vote passed 3-0. The Board also discussed the clearance for trees adjacent to the street. We believe the Palm Bay Code Enforcement requires a 13-foot clearance. Marie was asked to include this in the next newsletter and she agreed.
  - f. **Electronic message board** – Alvaro reported that Kendall sign had quoted a 6- to 8-week lead-time for delivery of the item we chose, but it is waiting for an overseas shipment. Since we are now at the 8-week point, Alvaro called the supplier and was given a revised delivery of 8- to 12-weeks. Alvaro has a quote for the internet connection for the board from Spectrum, and he is looking to get a quote from the other available supplier, AT&T. The internet connection would serve both the electronic messaging board as well as enhanced security camera functions at the gate.
  - g. **Camera footage training** – Alvaro recommended we wait until the internet connection has been installed before pursuing this item. We will have much greater capability when it is connected to the internet and the training will be different and the results will be better. The Board unanimously agreed to Alvaro's recommendation. Item tabled.

- h. **Fence vandalism and replacement** – Tom reported that we have received quotes for a 5-foot and 6-foot chain link fence to replace the damaged vinyl fencing. It's not cheap. The 5-foot quote is \$11,336 and the 6-foot quote is \$11,947; both of these include installation of the new fence and haul-away / disposal of the damaged vinyl fence, but does not include brush removal which is necessary before the job can begin. This is for the 490-foot damaged section behind 2067WB starting at the corner of 2055WB and running along the pond. Joy reminded the Board that the funds would come out of the reserve. It was suggested that the project is so expensive that we might want to break it into two or three phases to distribute the cost over a couple or three years. The Board, after some prolonged discussion, decided to hold off until the next meeting. Tom volunteered to check with A&B Fence for two items: (1) the cost to replace the damaged 80- to 100-foot of vinyl fence and (2) how much fence can be replaced for the \$5K we have reserved for 2022. Joy is also securing quotes from other suppliers. The Board agreed to hold off on a final decision until that additional data is received. Item tabled until next meeting.
- i. **Hunt Club Green mailbox paint** – Marie reported that this is available online at the Home Depot. Tom reported that there is limited stock available at ACE Hardware on Babcock and at The Home Depot on US-192 in Melbourne, so the stock is beginning to flow. The Board decided to announce the availability on the message board and in the newsletter. Alvaro suggested we give homeowners about 30 days before considering any violation actions. The Board agreed.
- j. **Gardenbrook culvert repair** – Contractors have told Tom and Robert that a full repair would be cost prohibitive and they agree. The repair will not be pursued and Robert asked the item be removed from the list.
- k. **Newsletter Update** – Marie is gathering input for the next issue. She mentioned that we have one advertising prepayment that needs to be turned in. Marie asked all Board members to send any items they want to see included in the next newsletter.

6. **New Business**

None

7. **Open Homeowner Discussion**

None

8. **Next Meeting – Tuesday June 14 at 5:30PM; Zoom session.**

To join Zoom meeting (NEW MEETING ID AS OF 5/10/2022):

<https://us06web.zoom.us/j/86249587190?pwd=cjJHV05tMWlpOXdEMzhuckFtR2cxZz09>

Meeting ID: 862 4958 7190      Passcode: 057508  
Audio: (301) 715-8592      (Washington DC)

9. **Adjourn:** Being no further business before the Board, the meeting was adjourned at 6:32 PM.