

LAURELWOOD HOMEOWNERS' ASSOCIATION

BAYSIDE LAKES

BOARD OF DIRECTORS MEETING

August 05, 2021

6:30pm

Bayside Lakes Clubhouse

Meeting Minutes

1. Call to Order & Establishment of a Quorum

All board members present

2. Roll Call

Attendees

Paul Zima President

Dave Weber Vice President

Carl Doughty Member at Large

John Fazekas Secretary

Lisa Veta Treasurer

Iris & Al Barclay 1744

Laure Normandy 1740

Deanna Douglas 1735

3. Proof of Meeting Notice

Meeting notice posted at gate 48 hours prior to event.

4. Review and Approve Minutes of the last Meeting

Meeting minutes for 2021-07-14

Minutes previously approved via email (unanimous)

5. Budget Report

Discussed current HOA dues status (FM reporting) – All residents are in good standing

Discussed increase in HOA dues increase to come to a decision by SEP 2021

Note: there has not been an increase since 2004/2005

6. Committee Report

A. ARC Committee

a. Review and Approve Applications

One application received in this reporting period for 1811– Processed and approved on time.

b. Submission Procedures/Process

Discussed ARC review of documentation to include proposed changes to ARC application and process

Sample submitted for review: Compared with minor differences, such as the following items removed:

- Screen room or addition (considered part of 'Construction')
- Antennas/satellite dishes (considered normal technology)

Also, each element is supported with the applicable Art / Section reference

Motion to accept the revised / updated ARC application form.

Motion: Carl Doughty

Second: John Fazekas

Vote: Aye (unanimous)

Note: Current instruction requires submittal to FM – Ensure follow up to process through ARC (FM to follow up if no acknowledgement within 24 hours)

B. Social Committee

No representation – No discussion

7. Old Business:

A. Front Entrance Landscaping/Lawncare Contract Presentation and Review

Discussed recent quotes

- Flawless (estimate on file):
 - o Review of recovery plan (3 phases of implementation with price estimates for each). Total cost: \$18,538
 - o Review of monthly maintenance (estimate: \$1,100/M for first 6M, then \$1,450/M)
- No Worries Nick (not able to provide an estimate within the agreed time – No plan to review)
 - o Current capability does not appear
- Central Florida (Estimate on file)
 - o Review of recovery plan (2 phases of implementation with price estimates for each). Total cost: \$29,000
 - o Review of monthly maintenance (estimate: \$1,150/M)

Note: Lisa Veta volunteered to be responsible to follow up on plan progress to ensure Loralwood HOA receives a service of value.

Motion to close search to review bids for Flawless and Central Florida

Motion: Dave Weber

Second: Carl Doughty

Vote: Aye (unanimous)

Discussed impact to current budget and HOA cash flow with regard to ability to meet estimate

Motion to accept Flawless bid (Estimate 2227 dated 8/5/21) as outlined to include phases 1, 2 and 3 to include discussed payment term (two payments of

Motion: Dave Weber

Second: Carl Doughty

Vote: Aye (unanimous – Lisa Veta abstain to avoid conflict of interest due to relationship with contractor)

Motion to accept Flawless bid for maintenance proposal (dated 7/1/21) with modification (irrigation wet checks added as service number 7) and after first year there will be a meeting to discuss services (annual review) before implementation of 3% increase.

Motion: Dave Weber

Second: Carl Doughty

Vote: Aye (unanimous)

Note: FM will initiate 30 day notice to Top Notch to terminate service.

B. Front Entrance Light Pole Electrical Quote Review

Discussed current status of lighting (bulbs are out). Service quote appears excessive and are considering replacement by HOA members.

Discussed maintenance of damage electrical boxes – Will continue to review resources and perspective service opportunities.

Motion to purchase bulbs, replace by HOA resources, and clean globes.

Motion: Dave Weber

Second: Carl Doughty

Vote: Aye (unanimous)

C. Budget Audit Update

Discussed plan – It will be ready for review 8/15/2021

D. Insurance Claim for Gate Code Box

Closed – Action complete: Decision is to not pursue an insurance claim.

E. July Inspections Update

Discussed JUL violation status (actions since last inspection)

- 1776: Color of door was not processed through ARC approval and is not in the color scheme of the residence (does not conform to current guidelines)
 - o A letter requires to be submitted to advise for ARC approval of color changes.
 - o Another resident is in a similar situation (door color change without ARC approval) and requires a letter as well.

Noted there are several residents who have changed their home color scheme without ARC approval. There may be an opportunity to send a letter to all residents advising current CC&R requirements for home color changes.

Note: 1855 was very aggressive and hostile toward inspection review. The HOA BD will no longer pursue in person contact due to unwelcoming nature.

Upon review, decision is to issue letters to violations which have not shown progress in the past 30 days.

F. Inspection Critique Process

Discussed grade (1,2,3) process:

- Significant potential for subjective grading (different from one inspection to the next)

Discussed inspection frequency (30 days vs 60 days)

- 30 days seems aggressive
- 60 days may be too long (will only be 6 inspections per year)
- Current method is effective (30 days)

G. Roadway Analysis Update

Tabled to next scheduled meeting due to time restraint

8. New Business:

A. Assisted Living Facilities in our HOA (Lisa)

Discussed current requirements in accordance with bylaws

B. Air B&B Facilities in our HOA (Lisa)

Discussed current requirements in accordance with bylaws

C. August Inspections

Discussed plan – August Inspections will be done on August 9th by Carl and Lisa

D. July 27th POA Meeting Briefing

Discussed Dave Weber's participation in the POA to include:

- Rezoning plans (voted against)
- Tree trimming activity
- Golf course plans (currently for sale)- Considering dividing property to parcels to seek other opportunities

9. Open Discussion

a. There are rumors that the HOA BD is planning on special assessments and annual dues increases – This is an official statement to confirm there are currently no approved plans to issue special assessments or annual dues increases.

10. Dates for the Next Scheduled Meeting is September 2 at 6:00pm

11. Adjournment

Motion to adjourn at 8:40 PM

Motion: Carl Doughty

Second: Dave Weber

Vote: Aye (unanimous)