

MONTEREY COVE HOMEOWNERS' ASSOCIATION

BAYSIDE LAKES

Board Meeting

September 5, 2023

at 6:00 pm

Bayside Lakes Clubhouse

Board Members Present:

Doreen Bonosconi

Bart Heier

Ben Harris

Property Management:

Rick Whitman

1. **Call Order**-Bart Heier called the meeting to order at 6:00pm. A quorum was established with 3 of the 3 Board members present.
2. **Proof of Meeting Notice**- Notice was posted 48 hours in advance of the meeting.
3. **Reading/Waive of Previous Minutes**-Bart Heier motioned to waive the reading of the June meeting minutes, Doreen Bonosconi 2nd, all approved.
4. **Financials**-Rick Whitman reported that The Operating account had \$43257.39, and the Reserves had a balance of \$106,996.66 for a combined total of \$150,254.05 on July 31, 2023. The November meeting will be used to approve the 2024 Budget.
5. **Officer and Committee Reports: (None)**
6. **ARC Report:**
 - ARC Status Report**-Rick Whitman handed out the ARC for 432 Gardendale Circle that was received today, and the Board agreed that it should be sent to Gloria Lewis and the ARC Committee for approval.
7. **Old Business:**
 - a. **390 GDC Legal Issues**-Rick Whitman reported that the payment for September is due by the end of the month and Bart Heier reported that the shed was removed.
 - b. **373 Collections**-Rick Whitman reported that 373 GDC contacted the office and was making plans to bring the account current.
8. **New Business:**
 - a. **Violation Letters**
 1. 415 GDC-Remove work trailers
 2. 433 and 439 GDC-Final-Make garage door all same color and style
 3. 570 GDC-Remove dead palm
 4. 312 GDC-Move trash cans out of view
 5. 342 GDC-Move trash cans out of view
 6. 499 GDC-Driveway Pavers
 7. 505 GDC-Control Pets
 8. 577 GDC-Driveway Pavers
 9. 373 GDC-Vehicles

10. 331 GDC-Parking Stop

Additional Violation Letters to be sent:

1. 499 GDC-Pick up pet waste.

- b. Amendment Changes Discussion**-The Board will develop a list of homes that do not comply with the current tree requirements and send it to Rick Whitman for violation letters to be sent out.
- c. New Meeting Signs**-The signs were done and being used.
- d. 462 and 540 Sod**-Rick Whitman reported that the requested sod has been installed.
- e. Collections for Mail Carrier**-The Board agreed to let Gloria Lewis coordinate the effort to collect funds for the retirement of Victoria, the mail carrier, who may have already retired.
- f. Paving Quotes**-The Board would like to see one more quote for the repair/sealing/repave of Gardendale Circle in addition to Burton Paving/.
- g. Newsletter**-Bart Jeier motioned to place the newsletter on Facebook for all owners to read rather than incur the cost of mailing the newsletter out to the owners, 2nd by Ben Harrison and approved by all. Doreen will include this information in the next newsletter that will be mailed out.
- h. ARC Form**-The Board would like the ARC form redone so that the information agrees with the Declarations.
- i. Social Events**-The Xmas party will be December 5th instead of the Board Meeting. The Community Yard Sale will be October 21st.
- j. Home Decorating Contest**-The Board is considering a home decorating contest for the best Xmas decorations.
- k. Date Palm**-Rick Whitman will ask Josh from LSP for a quote to replace the date palm at the entrance way.
- l. Community Yard Sale**-October 21, 2023.

9. POA Business-Nothing to report.

10. Open Discussion:

Being no further business before the Board the meeting was adjourned at 6:23 pm.

Minutes Prepared by Rick Whitman, Fairway Management