

MONTEREY COVE HOMEOWNERS' ASSOCIATION
BAYSIDE LAKES
Board Meeting
February 6, 2024
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 6:03 pm. 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**-Doreen Bonosconi motioned to waive the reading of the November meeting minutes, Bart Heier 2nd, all approved.
4. **Organizational Meeting: (To elect officers for 2024)**
 - a. Called to order at 6:04 with a quorum of 3 of 3 Directors.
 - b. Ben Harris motioned to keep the officers from 2023 the same for 2024, 2nd by Bart Heier and motion passed.
 - c. The officers for 2024 will be:
President-Bart Heier
Vice President/Secretary-Doreen Bonosconi
Treasurer-Ben Harris
 - d. Meeting adjourned at 6:05
5. **Financials**-Rick Whitman reported that The Operating account had \$65,330.84, and the Reserves had a balance of \$112,621.27 for a combined total of \$177,952.11 on January 31, 2024.
6. **ARC Report:**

ARC Status Report-Rick Whitman handed out the ARC report and reported that four ARC forms were submitted since the November meeting and all four were approved.

ARC Committee-Bart Heier motioned to appoint the same ARC members from 2023 to 2024, 2nd by Doreen Bonosconi and motion passed. The ARC Committee for 2024 will be Gloria Lewis, Doreen Bonosconi, Holly Rizzo, Ben Love and Evelyn Brown.
7. **Old Business:**
 - a. **390 Payments**-Rick Whitman reported that the owner paid in full over \$5,000 and the account was now current.
 - b. **Paving Quotes**-Bart Heier reported that two paving/sealing quotes were received, and he is waiting for a third.

- c. **Home Decorating Contest**-The Board will wait for the next holiday to declare the next winners.
- d. **Xmas Palm**-Bart Heier indicated that the Xmas palm was installed at the front entrance.
- e. **Mulching**-Bart Heier reported that the mulching was completed by LSP.
- f. **Violation Letters**-Bart Heier will confirm for Rick Whitman which properties are still in violation of the tree requirements.
- g. **Fining Process**-The Board agreed to use the fining process to deal with those owners who have not complied with the tree requirements by April 1, 2024. The approved fining process will include a final notice requesting correction by April 1, 2024, a motion to fine those in violation \$50 per day from April 10 to April 30, 2024, and approval of the motion at the May 7, 2024, Board meeting. Once approved, a Fining Hearing notice will be sent to the respective owner(s) with a Hearing Date for the Fining Committee to review the violation and approve or disapprove the fine. Once the Fining Committee approves the fine, a letter and an invoice in the amount of the fine will be sent to the violator.
The Board will formally appoint the Fining Committee at the April 2, 2024, meeting.

8. New Business:

- a. **Overnight Parking**-The Board agreed to enforce the overnight parking restriction. Rick Whitman was asked to contact the attorney to get a legal opinion on what is "extended parking" and does a violation continue or start over if corrected then violated again.
- b. **Welcome Committee**-The Board will appoint the Welcome Committee at the April 2, 2024, board meeting.

Next meeting April 2, 2024 (March meeting was canceled)

Being no further business before the Board the meeting was adjourned at 6:43 pm.

Minutes Prepared by Rick Whitman, Fairway Management