

MONTEREY COVE HOMEOWNERS' ASSOCIATION
BAYSIDE LAKES
Board Meeting
March, 1 2022
6:00 pm
Bayside Lakes Clubhouse

Board Members Present:

Josh Williams
Bart Heier
Pete Paciorek
Doreen Bonosconi
Shirley Dimino
John Duplice
Holly Rizzo

Property Management:

Joy Simon

1. **Call to Order**-Josh Williams called the meeting to order at 6:00pm. A quorum was established with 7 of 7 Board members present.
2. **Proof of Meeting Notice**- Notice was posted 48 hours in advance of the meeting.
3. **Reading/Waive of Previous Minutes**- Josh Williams motioned to waive the reading of the September meeting minutes, Pete Paciorek 2nd, all approved.
4. **Financials**-Joy Simon reported that the Operating Account had a balance of \$60,763.25 and the Reserves balance was \$100,715.11 for a total of \$161,478.36 on January 31, 31, 2022. Joy reported there was currently \$11,061.44 in not paid dues.
5. **Officer and Committee Reports:**
6. **ARC Report:**
 - a. **ARC**-The board discussed the current arc application and if more in depth form was needed. John Duplice would like all the board members to review the form and provide feedback on what the form may need to make the document more clear. Josh Williams requested the board have their feedback back for review within 2 weeks of the meeting.
 - b. Gloria Lewis presented to the board that Evelyn Brown and Ben Love would like to be on the ARC Committee. Josh Williams motioned to add Evelyn Brown and Ben Love to the ARC Committee, Bart Heier 2nd, all approved.
7. **POA Report:**
 - a. **Golf Course**- Josh Williams reported that all the associations are discussing getting together to form an organized committee to fight the rezoning. Joy from fairway reported that the POA has agreed to spend money on an attorney who specializes in this area for a consultation on how to proceed.

- b. **Bramblewood Sign-** The board approved to replace the letters on the sign with white letters to be more visible.
- c. **Pickleball lines-** The board is getting quote to add pickleball lines to 2 of the tennis courts.

8. Old Business:

- a. **390 GDC Legal Issues-**Josh Williams went to the Brevard Appraisers and viewed the layout of the house and it shows on the left side that the fence is outside of the property line. The homeowner is asking for the association to pay \$550 to move the fence and \$2200 to relocate the fire pit inside the fence. Holly Rizzo motioned to send the information Josh received to the attorney for advice, the board agrees unanimously.
- b. **Mulching quote-**Two quotes were received from Central Florida Landscaping, \$16K to blow the mulch in or \$18K to have the mulch laid by hand. Another quote was received from LSP for \$27K. The budget for mulch is \$17,600. Josh Williams motioned to approve Central Florida and have it laid by hand, John Duplice 2nd, all approved.

9. New Business:

- 10. **Open Discussion: a resident complained about parents parking and blocking the entrance while waiting for their kids to get off the school bus.**

Next Meeting: Tuesday, April 5, 2022, in the Clubhouse at 6:00pm

Being no further business before the Board the meeting was adjourned at 6:53 pm.

Minutes Prepared By: Joy Simon, Fairway Management