

Summerfield at Bayside Lakes Homeowners' Association
BAYSIDE LAKES

Board of Directors Meeting
Rescheduled from November 8, 2022
to November 15, 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. Ten active Zoom connections were observed during the meeting, including 5 Board members, 1 ARC chairman, 3 Summerfield homeowners, and 1 from Fairway Management. Rick Whitman was in attendance covering Fairway Management items and to support discussions on the 2023 budget.
2. **Proof of Meeting Notice** – Notice was posted on the electronic 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 and to approve the minutes from the October 11 meeting; motion was seconded and approved by voice vote.
4. **Management and Committee Reports**
 - a. **Financial** – Rick provided the end-of-October account balances with \$25,151.90 in the operating account and \$225,269.38 in the Reserve Account for a total of \$250,421.28.
 - b. **POA** – Next meeting will be January 24.
 - c. **ARC** – Tom reported that there are two ARC requests for tree removal that are open but should be closed quickly and sent back to Fairway Management.
 - d. **Variances** – Robert reported that there was no variance activity since the last meeting.
5. **Old Business**
 - a. **2023 Budget** – Marie introduced the subject, thanking Rick Whitman and Dan Corcoran for working the final details on the budget during the previous 2 days. Total expenses were reduced by almost 7% from the previous submission.
 - i. Rick was asked to review several items including the Common Area Maintenance Expense account, the Street Light Electric account, and the Reserve sheets. His review yielded the 7% cost reduction, sufficient to lower the 2022-to-2023 assessment dues requirement from an 11.4% increase to just a 5.0% increase. Four members on the Board took exception to a budget \$5,500 line item for Pressure Cleaning. After much

debate, the Board decided to drop the funding for Pressure Cleaning (4-1 vote with Marie casting the only vote to retain that service as the HOA is responsible for the pressure cleaning of the street-side gutters under the Covenants, Article IV, section 13). Rick recommended that the savings from the Pressure Cleaning be reassigned to the Gate/Fence expense account because of recently-discovered problems with the entrance gate operator (quoted repair \$5,660). As a result of that reclassification, the overall total 2023 budget expense did not change.

- ii. The Board was not sure if the Flawless Lawn Service amount in the 2023 budget is consistent with the Flawless commitment. SF's Board asked Flawless to remove the 3% escalation clause in the contract and, according to Joy Simon, they agreed. However, it is not clear if Flawless intends to hold the cost of their services to the 2022 level (which was assumed in the 2023 budget). Robert agreed to call Flawless to verify that they will hold their 2023 pricing to the 2022 level.
- iii. Marie made a motion to approve the 2023 budget with the adjustment described in (i) above. Assessment dues for 2023 will increase by 5% over 2022. Seconded by Stephan and approved unanimously.
- b. **Holiday decorations at the gate** – Robert purchased some new lights for the gate; Lisa and Robert agreed to decorate it on the weekend following Thanksgiving.
- c. **Newsletter update** – Marie intends to publish the last newsletter of this year early in December. Robert asked about advertising; we have one new advertiser and Marie is pursuing another referred to us by Robert.
- d. **Pre-Thanksgiving gathering at 2030WB (Alvaro's front yard)** – Event to be held on Saturday, November 19 at 4PM. Robert and Stephan have printed dozens of invitations and are canvassing the community to let residents know of the event. Alvaro asked if anyone could bring extra tables and chairs, it would be helpful.
- e. **Christmas Eve Luminara** – The Board believes this event is worthwhile and agreed that we should continue to sponsor it. Robert and Marie will work offline to solicit volunteers. We believe Joy can help with procurement of the kit items, but we'll need to determine who, where, and when the kits will be assembled and also come up with a plan for delivery.

6. **New Business**

- a. **None**

7. **Open Homeowner Discussion**

- a. **POA expense / Majors closure impact** – Homeowner Jeff Carver asked if the Bayside Lakes Master Association Fees (POA expense) to SF has been reduced for 2023 due to the closure of the Majors Golf Club. The Board explained that the Majors was an independent entity and did not receive funding from any Bayside Lakes Association, and as a result, the POA expense was not affected by the closing of the Majors Golf Club.

8. **Next Meeting – Tuesday December 13 at 5:30PM**

To join Zoom meeting (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.