

LAKE FOREST AT BAYSIDE LAKES
HOMEOWNERS' ASSOCIATION
Board of Directors Meeting
March 1, 2023
5:30pm
Bayside Lakes Clubhouse
Minutes

Board Members Present

Dave Kirchner - dkirchner1@cfl.rr.com

Larry Kizer - lkizer@cfl.rr.com

Walt Krenisky - ibediving@aol.com was absent

John Sciarretta- jsciarr@gmail.com

James Krempaski- james.krempasky@gmail.com

1. Call to Order- Meeting called to order by James Krempasky, at 5:31pm.
2. Proof of Meeting Notice-Notice was posted in accordance with the regulations.
3. Reading/Waive Reading of Previous Minutes; Larry Kizer motioned to approve the February minutes, Dave Kirchner 2nd, all approved.
4. **Reports-**
 - a. **Management Report-**

Financial Information-The Operating Account balance as of January 2023 is \$100,694.94 The Reserve balance at the end of January was \$121,449.42 for a total of \$222,144.36 Operating and Reserves).

Old Business/ Action Item List

1. **Front gate electrical work** – Dave Kirchner has reached out to y.com and they provided a quote of around \$5000 to bore under the road. The board is going to close this item, as the cost is not in the budget.
2. **Timers at front gate-** James Krempasky will install in February/March.
3. **White PVC fence damage-** A breakdown of costs for materials and labor has been requested from A and B for the perimeter fencing, the breakdown has not been received yet.
4. **Replacement of shrubs near flag pole-** Dave Kirchner reported Flawless pulled out the dead shrubs and the area looks a lot better, the board will decide if additional shrubs are still needed.
5. **Pole Lights at front gate-** The board is looking into replacing the poles or painting the poles themselves. James Krempasky would like to put together a maintenance committee to fix the lights. An email will be sent to look for volunteers.

New Business:

1. **POA Amendment-** The POA has sent an amendment out to the membership to vote on if the membership approved or not to allow the Diocese of Orlando to rezone their property

off Cogan to residential from Institutional to build a 125 home subdivision. Larry Kizer voted no to the amendment change, John Sciarretta 2nd, all approved.

2. **Board Replacements-** Dave Kirchner is selling his house and will remain on the board until the house sells, Walt Krenisky will remain on the board until June 30, 2023. Both vacancies will need replacements, An email will be sent out requesting volunteers.

Violations: Larry Kizer motioned to send the below homes to fining, John Sciarretta 2nd, all approved.

1. **1791 Dellwood- pressure wash the sidewalks**
2. **148 Dellwood- remove dead palm fronds**
3. **1841 Amberwood- repair dying grass**
4. **272 brightwater- repair dying grass, open hurricane shutters**
5. **1750 Devonwood- repair dying grass**
6. **266 Brightwater- trim rear palm tree**
7. **300 Brightwater- remove blue tarp visible in backyard**
8. **237 Brightwater- Pressure wash sidewalks, Remove the dead palm fronds, Remove the weeds.**

Open Discussion

Next Meeting- April 5, 2023 at 5:30pm

Being no further business before the Board, the meeting was adjourned at 6:04pm