

Summerfield at Bayside Lakes Homeowners Association, Inc.
Board of Directors Meeting
June 13, 2023
5:30 PM
Recreation Center Clubhouse
2051 Bramblewood Circle
Palm Bay, FL 32909
Via Zoom Session*

Minutes

- 1. Call to Order:** President Robert Stise called the meeting to order at 5:32 PM
- 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 the minutes, it was seconded. Marie objected to it for cosmetic reasons and errors. Minutes for this meeting will be corrected and presented again at the next meeting on July 11.
- 4. Management and Committee reports:**

Financial: Joy provided the end of May account balances with \$75,706.76 in the operating account and \$228,176.46 in the Reserve Account for a total of \$303,883.22.

Hearing Committee: President Robert Stise mentioned that Tim Hoeg had filled out the necessary paperwork to replace Patrick Koster. Stephan made a motion to vote Tim in and Alvaro seconded it. The motion passed unanimously.
- 5. 2107 Windbrook Dr:**

Robert mentioned that the owner of 2107 Windbrook removed 2 mature oak trees in their front lawn without providing an ARC request. Joy explained that the 2 trees being removed at the same time count as one offense and the first fine is \$50 for the offense, if not corrected in 60 days it is another \$50 and if not corrected every 120 days after that it is another \$50, with no cap on the amount of the fine. When Joy does her monthly observations, she is looking for violations on homeowners houses like pressure washing, weeds etc... that carry a fine of \$50 per day up to \$1,000.

After a long discussion on this case, Lisa mentioned that there is no consistency on how things are being handled regarding the tree's removals. Some owners are fined \$50 and others \$1000. We need to find consistency. Alvaro also mentioned that some people on this Board have removed oak trees without an ARC form.
- 6. Advertising on the E-Board:**

The Board agreed to a \$25 per week for 2 months. Alvaro stated he can put 3 slides at a time, if not residents will miss most of the information. He believes it is best to put one ad at a time and 2 other HOA related comments.
- 7. Front Gate Connectivity:** Currently, there is no company able to run a conduit underground. Running the conduit under the road is the main issue. Robert will make some phone calls and try to get pricing. There is currently a conduit with cables under the ground that cannot accommodate another cable.
- 8. HOA Reserve Funds:** Robert and Lisa were able to get Summerfield money. Robert wants to invest the money in a local bank. HOA Summerfield state that the treasurer and either the president or vice president.

Robert made a motion to move the money in Bank of America or Chase, 2 local banks with Alvaro and Robert able to sign. Stephan seconded. The motion passed unanimously.
- 9. 2085 Windbrook:** 3 or 4 sections of vinyl fencing came loose behind the canal. Robert made a motion approve a quote for \$2000 by Professional Grade Fence to replace 32 feet by 6 feet tall, panels white vinyl behind the canal. Stephan seconded it. The motion passed unanimously.

10. Golf Course: The course has been mowed only once and not the entire course, just parts of it. A hearing will take place at the City Hall regarding this matter. Marie mentioned that this issue was not an HOA issue since other HOA were involved in this matter.

11. 1878 Windbrook: The work is completed. Phil mentioned they did a great job, very professional and very clean, they found where the leaks were and they sealed them from both sides, from outside the cylinder and inside and filled the remainder with sand.

12. Power Washing: the HOA spent \$5,000 two years ago to clean the culverts. We skipped last year because of the big expense. Robert found one licensed person to pressure wash the dirty spots on Windbrook and the storm drains for \$650. Robert mentioned pressure washing should be done as needed.

13. Investment of SF Money: Robert and Lisa went to pick up the check for \$194,000 and change (\$197,000 less the fees). We are waiting to invest the money until we find a highest and best return from a local bank.

14. Open to Homeowners discussion: Phil Corcoran mentioned a large truck was parked alongside Bayside Lakes Blvd since June 4. This is a city issue. Marie raised the parking issue on the first lot to the right on Yellowwood. Cars are still being parked on this empty lot even though there are many signs stating that no parking is allowed. There is nothing in the docs pertaining to that issue therefore no letters of violation can be sent.

15. Next Meeting: July 11 at 5:30 PM via Zoom.

16. Meeting adjournment: The meeting was adjourned at 6:39 PM.