

**Summerfield at Bayside Lakes Homeowners' Association**

**BAYSIDE LAKES**

Board of Directors Meeting

April 11, 2023

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 four of five Directors present. Ten active Zoom connections were observed during the meeting, including 4 Board members, 5 Summerfield homeowners, and 1 from Fairway Management.
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 March 14 meeting; motion was seconded and approved by voice vote.
4. **Management and Committee Reports**
  - a. **Financial** – Joy provided the end-of-March account balances with \$82,146.42 in the operating account and \$231,935.46 in the Reserve Account for a total of \$314,081.88.
    - 1) Past-due Accounts Receivable were \$22K, which includes \$16K for the bankrupt property. There are 5 other homeowners that have not paid their 2023 assessment which was payable by January 31; those accounts will be turned over to collections if (or when) they go past the 90-days late mark.
    - 2) A foreclosure sale date of June 14, 2023 has been set by the Bankruptcy Court for the property at 996GB. To avoid foreclosure, the homeowner is proposing to pay down their account by making \$500 payments each month. The team estimated that it would take more than 32 months for the balance to completely paid off. If the Association accepts the homeowner's proposal, the foreclosure proceedings would be curtailed. Accepting that proposal seems too risky to the Board, they indicated that the interests of the Association are better served by allowing the foreclosure to proceed, but only if the Association would not be required to bid on the property. Joy will check with the attorney to verify that SF will collect their full amount due, even if the Association does not bid on the property at auction. This item was tabled pending receipt of the advice from our attorney. The Board agreed to consider convening for a special Board meeting

to close this issue after the legal advice has been received, if necessary.

- 3) The Board agreed to authorize the purchase a 1-year CD at \$100,000 if an annual rate of 4.75% to 5.0% could be secured. Robert made the motion, seconded by Marie, and approved unanimously.
  - 4) The homeowners at 1956WB requested a special payment plan for payoff of their overdue 2023 assessment. The Board unanimously approved the homeowner's proposal which requires the entire 2003 assessment balance to be paid over the next four months.
- b. **POA** meeting on March 28 – (1) The POA has signed a contract for resurfacing the community pool at the Bramblewood Circle clubhouse. Work is expected to be completed by the middle of August. (2) A leak has been detected in the clubhouse roof; an insurance claim is in process to secure funds for repairs. Blue tarps appear on the roof to protect from further water damage.
  - c. **ARC** – No report; everything seems to be current.
  - d. **Variiances requests granted** – Joy reported that there was no variance activity since the last meeting.

## 5. **Old Business**

- a. **Safety and security report** – Robert has been trying for three months to secure the radar trailer. He asked that the Board think about authorizing the addition of speed bumps, and asked to have it appear in the May agenda.
- b. **Violations report** – Joy reported that there were no items to be advanced for fining (3 letters). The report for her March 29 violation review has been distributed to the Board members. Robert reported that the hearing committee is in need of another member and the Board is searching for a volunteer for to fill that position.
- c. **Wi-Fi at the gate** – Item still open, Stephan reported that Ali Farook will go down to look at the conduit situation on Wednesday. Once the conduit is purchased and installed, additional live wire feeds can be added to the box after which the Wi-Fi provider can come back to install the Wi-Fi equipment.
- d. **Message board defective pixels** – A few rows of pixels have gone dark on the message board, Alvaro volunteered to call for the repair.
- e. **Lighting and timers at the gate** – Two new timers have been purchased to control overnight lighting at the gate and the areas along the front of the pond. A third timer will need to be purchased to control the lights on the fountain
- f. **Fountain pump repair** – Completed; homeowner Gary Fly helped activate the lighting.
- g. **Hedge row irrigation repair** – ASI was working to repair damage on the hedge row irrigation but it is not clear if it has been completed. Joy reported that zone 3 still needs to have some drip line replaced. Robert wants to be sure that ASI is coming by to inspect the system to ensure it is operating properly every month, as described in our agreement. This should include not only an inspection but also a test to determine proper operation. Additionally, Robert reported that a lock has been added to the irrigation pump control box; Robert is keeping one key and a second key has been provided to Lisa.

- h. **Gate partially open** – We had a recent incident where the gate has failed to close and remained partially open. Anthony from the gate repair company came by to fix that issue and trained Robert in how to apply the same fix should it ever be needed again.
- i. **Stormwater vaults near 1878 WB** – The HOA is responsible for the stormwater drainage system in Summerfield, and the vaults in the driveway at 1878 WB are failing. Underground brickwork has loosened and is in need of a repair before the hurricane season. Sand has accumulated in all of the vaults (despite being pumped out in 2022) and the 30-inch pipes running from the pond behind 1878 WB and 1884 WB to the vaults are clogged. It is believed that the clogging situation must be remedied before the vaults can be repaired. Homeowners Phil Corcoran and Natalie Duey asked to be notified when the estimators are to arrive so they can be aware of what work is planned and when it will occur.

6. **New Business**

- a. **Zoom access numbers** – Joy reported that the Zoom access numbers currently in use will not expire until December 2025 (previously the access numbers expired annually). No action required at this time.
- b. **Code Compliance Complaint** – Marie reported that a complaint ticket (aka service request) she submitted to the City of Palm Bay Code Compliance Department regarding the poor maintenance conditions at the former golf course has been closed (prematurely closed, in her view). She is not satisfied with the lack of action taken by the City on the complaint against the property owner and has escalated the issue within the Growth Management organization at City Hall.

7. **Open Homeowner Discussion**

- a. **Unauthorized access concerns near the end of Windbrook** – Homeowner Chrissy Klein reported that the new fencing installed behind 2167 WB and 2173 WB has not been effective in controlling unauthorized access in that area. Trespassers are climbing over the new chain link fence or simply going around it by using the dirt road which runs from the Windbrook cul-de-sac to the canal bank. ATV's, side-by-sides, and dirt bikes have been seen speeding down that dirt road (just beyond 2191 WB), cutting across Windbrook at the circle, through the vacant property at 2178 WB, and onto the former golf course. The Board suggested they might request an easement to would allow the HOA to install a break-away gate on that dirt road to eliminate or greatly limit the unauthorized traffic through that location.

8. **Next Meeting – Members Meeting Only - Tuesday May 9 at 5:30PM**

2023 Annual Meeting of the Members  
Bayside Lakes Community Clubhouse  
2051 Bramblewood Circle

9. **Adjourn:** Being no further business before the Board, the meeting was adjourned at 6:25PM.