

LAURELWOOD HOMEOWNERS' ASSOCIATION
BAYSIDE LAKES

BOARD OF DIRECTORS MEETING

December 13, 2021 6:00pm

South Babcock St Baptist Church

Minutes Of Meeting

1. Call to Order & Establishment of a Quorum
Quorum established: All five board members present

2. Roll Call

Attendees

Paul Zima, President
Dave Weber Vice President
Carl Doughty Member at Large
John Fazekas Secretary
Lisa Veta Treasurer
Julia Schwaller 1711
Deanna Douglas 1735
Teri Spain 1736
Laure Normandin 1740
Iris & Al Barclay 1744
Denise Klenotich 1801
Paula Zima 1835
Ruthann Hansen 1864

3. Proof of Meeting Notice
Meeting notice posted at gate 48 hours prior to event (10 DEC 2021).

4. Review and Approve Minutes of the last Meeting
Meeting minutes for 2021-11-04 (Board Meeting)
Meeting minutes for 2021-11-16 (Budget Workshop)
Minutes previously approved via email (unanimous) and posted.

5. Monthly Financial Statement Review (Joy)
Table to next meeting

6. Committee Report

A. ARC Committee

a. Review Approve/Disapproved Applications

1755 approved

1848 approved

1824 approved

Discussed amendment to CCR – The ARC application processing time is 30 days. Time to address ARC applications to be within a window of (48-72 hours) as an internal goal.

Discussed ARC review process as a vote of five members to result in an approve/disapprove decision.

Discussed committee meeting activities, it is recommended to document the results (required for actions resulting in transfer of funds) as these meetings may be considered public records.

B. Social Committee

Discussed upcoming events:

- Christmas party 17 DEC 2021 6pm at 1744
- Welcome basket 1848
- Three sympathy baskets for recent community losses

Motion to approve funding for one welcome basket and three sympathy baskets of approximately \$230.

Motion: Dave Webber
Second: Carl Doughty
Vote: Aye (unanimous)

C. Violation Arbitration Committee

Discussed 1755 activities and determined no action necessary due to the accomplishment of an ARC application submittal and review (approved).

7. Old Business:

A. Front Entrance Electrical Issue

Discussed multiple issues and noted the maintenance cost (>\$1,100) to be addressed in phases during the next annual budget:

1. Pole holiday lights frequently trip the GFI circuits (system aged and require maintenance)
2. Center island electrical power restoration.

B. 1776 WRC Orange Door

Discussed previous report and noted there has been no progress with the planned door replacement (suspect supply chain issues)

Paul Zima to have a discussion with the resident.

C. Insurance Indemnification Update

Discussed insurance provider options to include providing an estimate based on property and risk (professional opinion is an annual cost under \$3,000)

Current policy is approximately \$6,000 – reviewing coverage and considering options.

D. November Inspection Update

Discussed actions and results of NOV 2021 inspections noting significant improvements.

1755 tumble mat is still on the driveway (discussed with resident OCT 2021)

1844 blue tarp remains

E. Investment Account Update

Discussed current money market conditions and have a recommendation to transfer some funds to CD investments.

Discussed options to stagger investment maturity dates to ensure HOA fund availability

Treasurer investigating options.

F. CC&R Addendum v. Re-Write/Cost for the Attorney

Discussed cost of CC&R rewrite estimate is between \$2,500 - \$3,000 for legal processing.

This fee is only for the attorney actions to review, edit into legal language, and file for state approval.

The community is responsible to perform the re-write, and vote.

Considerations are being evaluated to determine the most effective means to accomplish this re-write/review action (ie; the document in whole, or by article).

However, the legal submittal must be the document in its entirety.

8. New Business:

A. ARC Committee – Lisa Veta announced her resignation of her own volition and without prejudice. The HOA BD accepted.

B. December Inspections Review and Approval of Door to Door

DEC Inspection Results:

1700 Dead palm tree

1756 Garbage cans

1755 Tumble mat

1844 Blue tarp

Request to discuss replacement mailbox next meeting

C. January Inspections-Who is Doing Them

Lisa Veta and Carl Doughty

9. Open Discussion

A. Conditions (ie sinkhole) impacting 'easement' – State definition of easement identifies conditions (for example, trees, natural features, etc).

FM received a report noting the conditions and potential causes. Dave Weber to interface with FM to determine investigation findings.

Recommend review of construction history with the Palm Bay building department (grading inspection results) to determine if the original processing of the lake front was in accordance with requirements.

B. Review of HOA notification memo to provide guidance for community inspections.

C. Front entrance maintenance bill of \$120 to complete electrical system repairs.

Motion to reimburse Dave Weber for paying the maintenance bill.

Motion: Carl Doughty

Second: John Fazekas

Vote: Aye (unanimous)

10. Date for the Next Scheduled Meeting is January 6 at 6:00pm

11. Adjournment

Motion to adjourn at 8:15 PM

Motion: Carl Doughty

Second: Dave Weber

Vote: Aye (unanimous)