

**Summerfield at Bayside Lakes Homeowners' Association**  
**BAYSIDE LAKES**

Board of Directors Meeting

February 8, 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. Eleven active Zoom connections were observed during the meeting, including 5 Board members, 1 ARC chairman, 3 Summerfield homeowners, and 1 from Fairway Management.
2. **Proof of Meeting Notice** – Notice was posted on the 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 from the January 18 Special Meeting and the January 18 Board of Directors meeting. Both were approved by voice vote.
4. **Management and Committee Reports**
  - a. **Financial** – Joy provided the year-end 2021 account balances with \$12,999.64 in the operating account and \$225,817.19 in the Reserve Account for a total of \$238,816.83.
  - b. **POA** – The POA meeting in January covered discussions of adding pickleball lines on one or two of the tennis courts at the clubhouse. The POA wants to be able to serve both tennis players and pickleball players with minimal distractions.
  - c. **ARC** – Tom reported that there was only one ARC request currently open. There is an open question that requires clarification on it. After Tom's report, there was some question about the processing of variances. Marie questioned why we would need *any* variances now that the changes to the Covenants have been adopted. Robert wants to retain the ability to grant variances, and believes that we voted for that to continue. Marie is concerned that discipline is missing as process to document any variances that may have been granted in the last year is not being followed.
5. **Old Business**
  - a. **Speed limit compliance** – Robert reported that we continue to monitor speed compliance and some people have slowed down. Alternatively, there have been some contentious discussions where speeders have been called out by people walking on the street. Robert suggested if we see speeders, we try to identify the vehicle and report it to Joy. Robert arranged with Joy to send a letter to the driver of a van that he witnessed traveling at a dangerously high speed. Robert will also try to get the Palm Bay Police radar trailer again soon.

- b. **Violation letters, hearing committee and fines** – Joy reported that two addresses have received third letters for raised sidewalks (2012 WB and 957 GB) and asked if the Board wishes to proceed to fining. Robert made the motion to proceed to fining, Marie seconded it, and the Board approved by unanimous voice vote.
- c. **Changes to the SF Covenants – Registration with the State of Florida** – Joy confirmed that the recent changes to the Covenants were registered with the Clerk of Courts at the State of Florida. She was able to see the recording on the State's website. As soon as Fairway Management receives the packet back from our lawyers, FM will be able to send letters to our homeowners notifying them of the changes. Marie agreed to include this item in the next newsletter.
- d. **Golf Course Sale** – Robert noted that more rumors have surfaced about the Majors Golf course. More to follow.
- e. **Gardenbrook culvert repair** – Tom Trist looked at the damaged culvert and noted that there is minor damage, possibly from a heavy vehicle turning in the circle too wide and catching the edge of the culvert. He thinks that it cannot be patched because old and new concrete do not bond well. He proposed that maybe the edges can be ground down so there would be less of a hazard. He will go back and look at it again next week and come up with a suggested fix.
- f. **Erosion by the Bridge** – Robert reported that more erosion has occurred at the edge of the canal near the southeast corner of the Windbrook bridge. He has been in touch with Tillman and he believes they will be out to repair it next week.
- g. **Newsletter Update** – Marie agreed to mention the changes to the Covenants in the next newsletter.

## 6. New Business

- a. **Electronic Message Board** – Alvaro reported the company in Melbourne which sent us a proposal has not been providing adequate support. A second vendor in Orlando has been identified and this supplier should be in touch with Alvaro next week.
- b. **Mailbox Paint Color** – Tom reported that he was in touch with Customer Service at Rust oleum and they indicated that the color Hunt Club Green has not been discontinued. However, it is not now available and is still on backorder. They do not know when they will be able to supply it again. Each Board member offered alternatives on timing and on alternate colors. Lisa suggested we wait 3 or 4 months to see if supply can be restored because we could end up with varying colors with varying amounts of wear. Robert prefers we wait because if we specify a different color now and Hunt Club Green returns, it would be difficult to get everyone back to one standard color. Stephan suggested that black might be a good color that would almost always be available. Marie expressed concern that the home centers and hardware stores have eliminated their shelf space for Hunt Club Green, so it is possible that we might not have a local supply available to us even if Rust oleum starts making it again. The Board voted to defer a decision and will discuss again at our May 10, 2022 meeting.

- c. **Board Roles – Treasurer** – Marie mentioned the HOA has not filled the office of Treasurer as it is obligated under the By-Laws. Robert will talk offline with Alvaro about the open office and we will revisit in the March meeting.

7. **Open Homeowner Discussion**

- a. **Golf Course Viability** – A homeowner asked about the HOA’s plans to draft a letter to send to Kolter Homes, DR Horton, and other interested developers to explain our opposition to any changes in zoning for the golf course property that might be solicited. Also questioned was our desire to gain support (and perhaps signatures) from other Bayside Lakes HOA’s and the POA for these letters. Robert agreed to meet with Alvaro and Marie later this week to work on the letter with him. He also wants Joy’s help to identify other HOA and POA participants. Finally, he would like to enlist support from Jim Kenny and Rick Whitman and plans on attending upcoming City Council meetings.

8. **Next Meeting – Tuesday March 8 at 5:30PM; Zoom session.**

To join Zoom meeting (NEW MEETING ID AS OF 10/12/2021):

<https://us06web.zoom.us/j/84052071766?pwd=OEFMbndwcHNvcER1YW9QVzRsTzM0UT09>

Meeting ID: 840 5207 1766      Passcode: 057508  
Audio: (301) 715-8592      (Washington DC)

9. **Adjourn:** Being no further business before the Board, the meeting was adjourned at 6:20 PM.