

**Bayside Lakes Commercial Center
Property Owners' Association
C/o Fairway Management
1331 Bedford Dr., Suite 103
Melbourne, FL 32940
(321) 777-7575 fax (321) 777-4646
Board of Directors
May 24, 2022
5:30 P.M.
Bayside Lakes Clubhouse**

<p>Board Members Present: Melody Hamant Sharon Harrell David Cannon Lucianne Theodule Dave Weber Martin Curry James Krempasky Not Present: Leonard Jenik Jim Petrino Josh Williams</p>	<p>Property Management: Joy Simon Jim Kenney</p>
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1. **Call to Order-** Meeting called to order by Melody Hamant at 5:30P.M. A quorum was established with 7/10 Directors present.
2. **Proof of Meeting Notice-** Posted on door of clubhouse more than 48 hours in advance of meeting.
3. **Reading/Waive Reading of Previous Minutes** – Dave Weber motioned to waive the reading and approve the minutes as written, David Cannon 2nd, all approved.
4. **Management Report:** (See below report),
5. **New Business:**
 - A 2023 Budget Items
 1. **Pool Resurfacing-** the pool currently has a hole in the cement in the bottom, Fairway is going to puddy around the edges, to eliminate anyone getting cut, so the pool can remain open for the summer.
 2. **Palm Trees on Bramblewood-** Two more Palm trees in the center Island have become diseased with Ganoderma and need to be removed. Palm trees will not be able to be replanted in the soil for 2 years. Fairway is going to ask Flawless for recommendations on a different tree to replant in the island.
 - b. PA System- residents are requesting a PA system for the room, Fairway will look into a PA system for the board to make a decision.
 - c. Fairway Contract- Martin Curry motioned to send Fairway Managements contract to the attorney for review since it has not been updated since 2008, Lucianne Theodule 2nd, all approved.
6. **Old Business**
 - a. **Majors rezoning-** P and Z voted against rezoning. It will now go before the city and the June 9th council meeting.

7. Open Discussion

Residents from Forest Glen and Magnolia park want to change the type of gate or eliminate the gate all together since they feel the breakaway gate doesn't keep people from running into it. They are going to try and form a committee with the other HOAS behind the gate to come up with a solution.

Next meeting will be August 23, 2022 at 5:30pm

Being no further business before the Board the meeting was adjourned at 6:21 pm.

Minutes Prepared By:

Joy Simon

Fairway Management