

Summerfield at Bayside Lakes Homeowners' Association

BAYSIDE LAKES

Board of Directors Meeting

September 13, 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. Twelve active Zoom connections were observed during the meeting, including 5 Board members, 1 ARC chairman, 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 the minutes from the August 9 meeting; motion was seconded and approved by voice vote.
4. **Management and Committee Reports**
 - a. **Financial** – Joy provided the end-of-August account balances with \$37,525.61 in the operating account and \$225,257.79 in the Reserve Account for a total of \$262,783.40.
 - b. **POA** – Next meeting is September 27.
 - c. **ARC** – Tom reported that there were two ARC requests that were closed recently and there are no ARC requests in the active queue at this time. Robert announced that Marc Blanc has consented to fill the open position on the ARC Committee; Tom is looking forward to Marc's assistance and input to the process. Robert placed Marc's name up for nomination, seconded by Lisa; approved by unanimous voice vote.
 - d. **Variiances** – Joy reported that there was no variance activity since the last meeting.
5. **Old Business**
 - a. **City Hall upcoming meetings** (info-share only; this is not an HOA activity) – (1) There is a code enforcement meeting being held at City Hall on Wednesday, September 14. A complaint against Joy LLC for failure to properly maintain her property is expected to be discussed. We believe that we will be told that Heather Joyner would only be required to mow the perimeter of the former golf course property. (2) There is a regular City Council meeting on Thursday, September 15. The agenda includes an item for a temporary moratorium on new

residential developments. Residents are encouraged to attend the meeting and to support the establishment of the moratorium.

- b. **Palm Bay Police Traffic Enforcement MOU** – Commander Robert Spears was not able to gain access to our Zoom meeting. Instead, Robert provided an explanation of the proposed agreement. If we agree to the MOU, the Palm Bay Police intends to enforce all traffic violations inside SF, and this would include violations for operators of golf carts. According to the City Attorney, a traffic study would need to be performed to determine the actual average speed of vehicles using our streets. That actual average speed would then become the enforceable speed limit; we would have to adjust our speed limit signs accordingly. At that time, the Palm Bay Police Department could begin issuing citations for speeding enforcement. Currently (before a traffic study), they can only issue warnings. The hourly rate to hire off-duty officers for this enforcement is \$40 per hour with a 4-hour minimum. The MOU does not obligate SF to spend any funds. Expenditures will only be incurred when police officers are assigned for the enforcement assignments. Robert made a motion for the HOA Board to approve the Association to participate in the MOU. Lisa provided a second. It was approved unanimously by voice vote.
- c. **Violation letters, hearing committee and fines** – These three violation items have reached the 3rd letter fining status:

1842WB Weeds; 2185WB Multiple violations including a heaving sidewalk, commercial vehicles in the driveway; 1784WB Multiple violations including replace Crepe Myrtle with proper variety, trim vegetation; and paint the house.

Robert made a motion to send all three to committee for fining. Lisa provided a second; approved unanimously by voice vote.

Lisa asked the Board to consider specifying community-wide months for pressure washing of driveways and sidewalks and using the message board to communicate those events. Establishment of mailbox painting months was also mentioned. She hopes that we can reduce the number of violation letters required to be sent if we can encourage homeowners to perform these activities on a regular schedule. Even though it might be met with only limited success, the Board thought it might be worth trying.

- d. **Fence repair and replacement behind 2167WB and 2173WB** – The Board revisited the decision from the August 9 meeting which called for repair and painting of the existing damaged vinyl fencing and supplementing it with black-vinyl coated chain link fencing. The Board is committed to keeping the project within the \$5,000 budget currently carried in the fence reserve. Tom recommended we allocate some of the \$5,000 to cover the repair cost so the amount available for the chain link needs to be reduced. Robert thinks we should solicit volunteers at the end of September to work in the woods to prepare for fence repair and installation; he suggested we post it on the message board. The Board agreed with these recommendations.
- e. **Newsletter update** – Marie reported that the next issue of the newsletter is taking shape. Three new advertisers were secured and the ads have been

formatted. She reminded all in the meeting that our newsletter is self-sustaining. The advertising is important because it provides all of the funding for publication, printing, and mailing.

- f. **2023 Budget** – Marie asked if we could get an early start on the 2023 budget. If a dues increase is required, she recommends that we let homeowners know about it by the end of October so they can plan accordingly. Joy said that budget sheets will not be available until the POA completes their budget and said SF budget sheets would be available until mid-October. This does not meet our desired accelerated schedule because we will not have a chance to vote on the SF budget until our November 8 meeting.
6. **New Business**
- a. **Fall gathering** – Robert mentioned that there has been some interest in having an HOA member gathering in the empty lots between 1796WB and 1830WB. Lisa suggested the end of the 3rd week of October as a possible date.
7. **Open Homeowner Discussion**
- a. **Fence budget question** – Homeowner Craig Wierzbicki (2173WB) asked about funding availability in the event of a 20-foot shortfall in the proposed black-vinyl coated chain link fence. Alvero suggested that the HOA could reallocate some funds to cover a minor shortfall, if necessary.
 - b. **Pond maintenance** – Homeowner Craig Wierzbicki (2173WB) asked about the effectiveness of spraying of the pond behind his home. He wants to know if it is currently being treated and if a treatment has been missed. Joy mentioned that our contractor, Lake Solitude, has been performing maintenance on that pond for some time now. Craig offered that the if the spraying has been done, it is not effective. He said that grass is clogging the pond and causing unsafe conditions near his back yard. He is concerned about wildlife that might be hiding in the vegetation and he is uncomfortable with its proximity to his house. Robert mentioned that the pond behind Craig’s house had been neglected in the past, and it might be taking a little time for the treatments to be effective. Robert agreed to come down to look at it. He will contact the Tillman Canal representative and ask for a joint visit among all three of them to see what might be the cause of the problem.
 - c. **Emergency services access / parking concern** – Resident Christie Klein (2167 WB) told the Board of a recent 911 call that needed to be answered at her house. First responders from the Brevard County Fire Rescue were delayed in their response to her home because on-street parked vehicles on Windbrook Drive were stationed too close to one another on opposite sides of the street. Responders in their large emergency vehicles had to stop and then carefully maneuver in a zig-zag fashion to negotiate their way through. Christie is asking if we could bring this to the attention of our homeowners. Cars parked on opposite sides of our streets should be spaced out such that large trucks, tractor-trailers, and emergency vehicles can make their way through without significant effort or delay. Homeowners should make their lawn services and other contractors aware of this concern. Marie offered to put an item in the newsletter and Lisa suggested we also put it on the electronic message board.

8. **Next Meeting – Tuesday October 11 at 5:30PM**

Location: Bayside Lakes Clubhouse
2051 Bramblewood Circle
Palm Bay, FL 32909

9. **Adjourn:** Being no further business before the Board, the meeting was adjourned at 6:34 PM.