

**Bayside Lakes Commercial Center
Property Owners' Association
C/o Fairway Management
2051 Bramblewood cir
Palm Bay, FL 32909
(321) 984-2201
Board of Directors
September 26, 2023
5:30 P.M.
Bayside Lakes Clubhouse**

<p>Board Members Present: Melody Hamant Sharon Harrell David Cannon Martin Curry James Krempasky Julia Schwaller Not Present: Leonard Jenik Jim Petrino Josh Williams Peter Mullings</p>	<p>Property Management: Jim Kenney Joy Simon</p>
---	---

1. **Call to Order-** Meeting called to order by Melody Hamant at 5:30P.M. A quorum was established with 6/10 Directors present.
2. **Proof of Meeting Notice-** Posted on door of clubhouse more than 48 hours in advance of meeting.
3. **Reading or waiving of the prior meeting minutes:** Matin Curry motioned to approved the August meeting minutes, Dave Cannon 2nd, all approved.
4. **Management Report:** (See below report),
 - **Pool Surface-**Joy Simon reported the pool resurfacing has begun; the pool will be closed for the duration of the project.
 - **Roof Repair-** Joy Simon reported the roof replacement has begun; the clubhouse will be closed until the roof is completed.
5. **Old Business:**
6. **New Business**
 - a. **2024 Budget-** The 2024 budget was presented by Jim Kenney. A 9% increase is proposed for 2024 due to the rising contract costs and increasing electric costs. The board will review the budget and approve it at the October annual meeting.
7. **Open Discussion**
 - a. A resident asked for an update on the pothole repair at the exit gate.
 - b. A resident questioned if the gutters would be replaced by the roofing company.
 - c. A resident from Lake Forest reported a bike has been chained to the FPL pole for a long time.
 - d. A resident asked if the POA had a say in the architecture of new builds- in 2007 the developer rescinded Article 2 and the POA does not have a say on the interior lots or elevations.

Next meeting will be October 24, 2023 at 5:00pm- Annual Meeting
Being no further business before the Board the meeting was adjourned at 6:09pm.
pm.

Minutes Prepared By:
Joy Simon
Fairway Management