

LAKE FOREST AT BAYSIDE LAKES  
HOMEOWNERS' ASSOCIATION  
Board of Directors Meeting  
February 2, 2022  
5:30pm  
Bayside lakes Clubhouse  
Minutes

**Board Members Present**

Dave Kirchner - [dkirchner1@cfl.rr.com](mailto:dkirchner1@cfl.rr.com)

James Krempasky - [james.krempasky@gmail.com](mailto:james.krempasky@gmail.com)

Larry Kizer - [lkizer@cfl.rr.com](mailto:lkizer@cfl.rr.com)

Walt Krenisky - [ibediving@aol.com](mailto:ibediving@aol.com)

1. Call to Order- Meeting called to order by James Krempasky, at 5:30pm.
2. Proof of Meeting Notice-Notice was posted in accordance with the regulations.
3. Reading/Waive Reading of Previous Minutes; Larry Kizer motioned to approve the November minutes, Walt Krenisky 2<sup>nd</sup>, all approved.
4. **Reports-**
  - a. **Management Report-**

**Financial Information-**The Operating Account balance as of January 31<sup>st</sup>, \$ 85,455.42. The Reserve balance at the end of November was \$ 144,177.16 for a total of \$ 199,632.58. Operating and Reserves). These numbers have not been reconciled yet. Currently the past due amount for homes who have not paid their 2022 assessments is \$14,645.79.

**Old Business/ Action Item List**

1. **Curb/ sidewalk/ road repair-** 218 is still having issues with draining after the repair. Dave Kirchner is going to look into additional problems with the draining.
2. **Front gate electrical work** – Dave Kirchner met with Premiere electric, they are working on the quote to bore underground to add a 2<sup>nd</sup> circuit.
3. **Open Board position-** John Sciarretta is interested in joining the board. The board is going to set up a time to meet with John.
4. **White PVC Fence-** Joy from Fairway Management is working with A and B fence on a quote to repair the rails.
5. **Fining and ARC Committee-** Need additional members for both committees. The homeowner at 401 Brightwater is interested in the fining committee.
6. **Bush Hogging-** Joy from Fairway is sending a notice to 284 Brightwater to remove what they have planted 15ft back from the fence on Bayside Lakes Blvd. The board is giving the homeowners a week to complete the removal.
7. **Sidewalks on Brightwater-** Stillwater Construction has completed the sidewalk repair, the additional 4 sections of sidewalks that need to be repaired will be done on Monday February 7<sup>th</sup>.

- 8. Broken Light on Entrance wall-** The board approved the lights with the frosted glass for \$155 each.

**New Business:**

- 1. Security cameras-** A quote from East Coast Alarms was received for \$4131.19 for a entire new system. Joy from Fairway is going to get some additional bids. Larry Kizer is going to meet with East Coast Alarms to see what equipment needs to be replaced.
- 2. Pressure washing on Devonwood-** Phanatik Pressure Cleaning quoted \$110 for the pressure cleaning, the board tabled this until Dave can determine if it is in fact HOA property.
- 3. Duane Podhola-** The board would like to donate \$50 to the American Cancer society in Duane's name.

**Violations:**

Open Discussion

**Next Meeting-** March 2, 2022 at 5:30pm.

Being no further business before the Board, the meeting was adjourned at 6:25pm