

MONTEREY COVE HOMEOWNERS' ASSOCIATION
BAYSIDE LAKES
Board Meeting
November 1, 2022, at 6:00 pm
Bayside Lakes Clubhouse

Board Members Present:

Josh Williams
John Duplice
Holly Rizzo
Shirley Dimino
Doreen Bonosconi
Absent: Bart Heier

Property Management:

Rick Whitman

1. **Call to Order**-Josh Williams called the meeting to order at 6:00pm. A quorum was established with 5 of 6 Board members present. Bart Heier was absent.
2. **Proof of Meeting Notice**- Notice was posted 48 hours in advance of the meeting.
3. **Reading/Waive of Previous Minutes**- Josh Williams motioned to waive the reading of the June meeting minutes, John Duplice 2nd, all approved.
4. **Financials**-Rick Whitman reported that the Operating balance on September 30 ,2022 was 35,807.96 and the Reserve balance was \$100,813.14 for a total of \$136,621.10. There is one delinquent account, and a final notice is being sent by Fairway.
5. **2023 Budget**-Josh Williams motioned to approve the Annual Assessment at \$646.00 and the Monthly Assessment at \$94.00, 2nd by John Duplice and approved by all.
6. **Officer and Committee Reports: (None)**
7. **ARC Report:**
 - a. **ARC Status Report**-Holly Rizzo motioned to charge the owners of 499 Gardendale Circle a \$50.00 fee for failing to submit an ARC form before the new roof was installed. 2nd by Doreen Bonosconi and approved by all. Rick is to check on the status of the estoppel for this property.
8. **Old Business:**
 - a. **390 GDC Legal Issues**-Rick Whitman reported that the attorney is trying to get this scheduled before Thanksgiving.
9. **New Business:**
 - a. **Fining Committee**-Larry Satterfield offered to serve on the Fining Committee.
 - b. **373 GDC**-Rick was asked to send another letter about the basketball hoop and parking cars blocking the sidewalks and on the grass.

- c. **Irrigation Schedule**-Rick was asked to request a schedule of the irrigation including the number of houses on the zones, the running schedule and the amount of time the zones run from Mike Neidlinger.

10. Open Discussion:

Next Meeting: Tuesday, December 6, 2022, in the Clubhouse at 6:00pm

Being no further business before the Board the meeting was adjourned at 7:01 pm.

Minutes Prepared By: Rick Whitman, Fairway Management