

MONTEREY COVE HOMEOWNERS' ASSOCIATION

BAYSIDE LAKES

Board Meeting

July 6, 2021

6:00 pm

In the Clubhouse

**Board Members Present:**

Josh Williams

Bart Heier

Shirley Dimino

Pete Paciorek

Doreen Bonosconi

**Property Management:**

Rick Whitman

1. **Call to Order**-Meeting was called to order at 6:00pm. A quorum was established with 5 of 5 Board members present.
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 April meeting minutes, Bart Heier 2<sup>nd</sup>, all approved.
4. **Officer and Committee Reports:**

**Financials**-Rick Whitman of Fairway Management reported that as of June 30, 2021, the operating account had \$41,651.72. The Reserves had \$94,954.60 for a total of \$136,606.32. Rick reported that 360 Gardendale Circle owed \$339 and had not paid since April. Board agreed that 1 payment not received by August 1, 2021, then this account should go to the attorney for collections. Rick reported that the mulching was completed for the budgeted \$16,000 and the curb cleaning was completed for \$3800 which was not budgeted but there should be sufficient funds in Operating to cover this expense.
5. **ARC Report:** Gloria Lewis reported that all submitted ARC requests have been approved.
6. **Old Business:**
  - a. **Declaration Amendments**-The Board confirmed that the language in the ARC Guidelines is correct, and two trees must be planted in the front yard and a total of three trees must be on the property and at least one oak or one palm must be in the front yard.
  - b. **Inspections**-Rick will focus on prior violators, trees missing and houses that need painting when he does the next inspection.
  - c. **Sealing Bids**-Rick reported that no other bids had come in and the Board decided to table this project for now and possibly include the expense in the 2022 Budget.
7. **New Business:**
  - a. **Fire Pits**-The Board agreed that there is no language prohibiting them but that an ARC request will need to be submitted before installation.

- b. **Entrance Bulletin Board**-The Board will evaluate the condition of the Board and determine if more than the top of the Board needs to be replaced.
- c. **POA Sign**=Pete Paciorek would like the POA Board to consider painting the letters at Bramble wood a lighter color.
- d. **Gates**-Pete Paciorek asked why the gate arms were in place rather than the swing gates of other communities. Rick Whitman explained that the swing gates were considered before but too much vehicle traffic for such gates.
- e. **Block Party**-Josh William motioned to approve a Block Party in the community and that the residents will have to coordinate this activity and present the plans to the Board for approval, 2<sup>nd</sup> by Bart Heier and approved by all.
- f. **Sprinkler Repairs**-Josh Williams asked Rick to check on the tracking of the sprinkler repairs by addresses so that repetitive repairs could be evaluated for owner negligence. The sprinkler invoices are supposed to be detailed with the addresses.

**Open Discussion:**

- a. **New Resident**-A resident questioned why they had not received a payment book and why they did not know about the 2021 Budgeted monthly and annual assessments. Rick explained that the closing in November did not have the 2021 Budgeted numbers since they had not been approved.

**Next Meeting: August 3, 2021** via zoom at 6:00pm (No meeting in June unless called by the Board).

Being no further business before the Board the meeting was adjourned 7:19pm. Minutes Prepared by: Rick Whitman, Fairway Management