

Summerfield at Bayside Lakes Homeowners Association, Inc.

Board of Directors Meeting Minutes

March 12, 2024

5:30 PM

~~Recreation Center Clubhouse~~

~~2051 Bramblewood Circle~~

~~Palm Bay, FL 32909~~

Via Zoom Session

1. **Call to Order** –President Robert Stise called the meeting to order at 5:30 PM via Zoom. A quorum was established with four Directors present, with Marie being absent. Twelve active Zoom connections were noted.
2. **Proof of Meeting Notice** – Notice was posted on the electronic message board at the exit to Summerfield according to requirements. The meeting agenda was posted on the Fairway Management Summerfield before the required 48-hour timeframe.
3. **Reading / Waive Reading of Previous Minutes** – A motion was made to waive the reading and to approve the minutes from the February 13 meeting. Motion was made by Robert and seconded by Lisa. Approved unanimously.
4. **Management and Committee Reports**
 - a. **Financial** – Joy pulled the report from February 29th indicating \$92,813.01 in the operating account, reserve account containing \$234,182.19 for a total of \$326,995.20. Robert asked about delinquent dues. Joy stated we have 9 homes that have not paid yet and will get their final notice this month. Lisa asked about a resident from the previous month who were going to make 2 payments over 2 months. Joy stated that the first payment has been made and she will check on the 2nd payment.
 - b. **Reserve account** – Robert stated he recently went to Chase, and the CD that was started last year matures at the end of May. He stated we had accrued \$5,424.25 in interest over the previous year. The interest rate is going up 0.25% to 4.75% for a 9 month CD. Stephan made a motion to renew the account, Lisa seconded. Approved unanimously.
 - c. **Violations** – Not addressed.
5. **ARC Committee** – Robert indicated that Tom was not able to attend the meeting, but praised Tom and his team in their efforts in getting ARC requests approved within 15 days.
6. **New Business**
 - a. **Sidewalks** – Stephan stated he spoke to a UCF master gardener and was told oak trees need at least 12ft of diameter. As it is sidewalks are being replaced every 3-5 years. Stated the problem needs to be addressed and the design was done poorly. Robert added that the docs were changed to allow removal of oak trees, and there is no need to replace within the green belt. In the past people have put cement “bridges” to fix heaving sidewalks. Asked Joy if we have been writing letters for that. Joy stated it depends on whether there’s a dip/skew on it, and the docs don’t specify how the repairs have to be done. Alvaro stated it

depends how much angle is given between the length and slope, or others with small damage are grinded off to even them. Stephan added that shaving is better, with concrete it tends to not bond as well and eventually it becomes loose. Stephan asked Jan Orr how she is doing after a recent fall in a resident sidewalk. Jan provided a health update and added that the design with the aggressive roots and issues are only going to get worse moving forward. She also indicated that getting a contractor to be recommended to residents would be helpful. Robert said that was a good idea. He also inquired about the adjacent property (formerly Majors) that has oak trees heaving the sidewalk in Summerfield. Alvaro indicated that a letter should be sent to the owner, with the same process as the residents. He also added that we might as well add the tree trimming overhanging the street, since the owner is also in violation of that. Robert stated he would get with Joy the following week to discuss.

- b. **Communication Avenues** – Lisa indicated that she would like to work around communication issues. Lisa stated that she prefers voice communication for time-sensitive issues and e-mail for other issues that do not require urgency. Joy stated that is fine as long as its within office hours.
- c. **ATVs/Motorbikes** – Robert indicated that Stephan and Alvaro walked with him by Easterwood in the feeder canal. A series of gates were installed to prevent entry of ATVs/motorbikes. Added that despite these efforts, it will not 100% prevent the entry of these. He added that when residents see ATVs in the community, they should be making a police report to the non-emergency line (not 911). This gets the attention to the city and documents the issues formally. Lisa asked if this was something that should be added to the e-board/newsletter. Robert stated possibly both.
- d. **Amendments** –
 - i. Robert indicated that there are 3 things that he would like to propose to modify the documents. The first one would be to allow advertising on the e-board. This would offset some of the recurring internet costs for the gate. Lisa added that she agrees with this as long as it is tastefully done. Stephan added that he gets calls for recommendation of vendors, and this would be a good idea. Alvaro stated that he agrees with the motion and we have a good screen. The length of running the ads would only be for a week, and it would not be there the entire time. If it is going to help us save money for an expense, everyone would be benefitting from this.
 - ii. Robert indicated that he would like to propose an amendment for board members having a residency requirement within Summerfield. There is always something going on, and it is difficult to manage things from outside. He added that many states/cities have residency requirements. Lisa added that she agrees, and many entities require residences as it is and you need to live in the community to represent the residents. Stephan agreed. Alvaro stated that this wasn't something we had to worry about in the past due to Zoom, but he is ok with it.
 - iii. Robert stated the next item is variances. Variances were established by the previous board, if not the one before. He gave an example of a previous variance for an oak tree within 4 feet of a large sewer line. Another reason for this is having documentation in the event that a question is made by a future board regarding a previous exemption, and that we would not be handing out these in a constant basis. Lisa added that the documents were written 20+ years ago, and especially with

regards to the trees, we need to use common sense. Stephan indicated that there is precedence in Brevard with a lawsuit on an HOA who was awarded compensation for falling on a sidewalk. He added that the oak trees are an issue and needs to be fixed. Alvaro stated he's good.

- iv. Jan Orr inquired on the need for public comment on this and residents' approval. Robert replied that this is only preliminary to make the language, and that then it will go up to the residents for vote, with 2/3 approval required to pass. Jan indicated that there is opposition to this, which Robert acknowledged.
 - v. Lisa made a motion to come up with language to advertise in the e-board, seconded by Robert and passed 4-0.
 - vi. Stephan made a motion to come up with language to require residency to be on the HOA board. Jan stated that there should be a timeline based on state residency requirements due to seasonal out of state residents. In FL the residency is 6 months. Motion was seconded by Alvaro, approved 4-0.
 - vii. Lisa made a motion to come up with language for variances on a case-by-case basis using conservative common sense. Seconded by Stephan. Passes 4-0.
- e. **Parking Restrictions** – Alvaro indicated that there are two residences in EW who are not in compliance with the docs, with one having been given a temporary exemption by the board last year. Another on WB near YW who also has the same situation. He asked Joy if we had sent letters to the residences that were pointed out over e-mail, and she responded that those are the only ones that got letters. Stephan added that the resident at the end of EW had 2 of his daughters move out, so they should have less than 4 cars in their driveway. Jan stated that was not the case. Robert asked if residents around the area could keep an eye, but we are following the process with the letters.
- f. **Tree limb height** – Robert indicated that him and Alvaro would be working on the tree height violations.
- g. **Hearing Committee** – Joy inquired about the hearing committee, stating that only one of the residents she reached out to got back to her (Crystal). Tim stated he only wanted to be an alternate, with Patrick stating he was declining due to selling his house. Robert added that he has one person he will be contacting and will work on it with Stepan on it.

7. Open Homeowner Discussion

- a. **Jan Orr** – Stated homeowners finding it almost impossible to sell (golf course side) due to uncertainty on selling. Asked to calm down the messaging on the e-board. More negative comments (such as dirt bike issues) will only make the situation worse for people who are trying to sell, and have potential residents see them on their way out. She stated that lately it has been better. But stated that the concept of advertising will be opposed by her fellow residents. She also added that the HOA has little participation during meetings, and to keep in mind people who have experience. Asked what is going on with the re-zoning request by JOY LLC. Robert responded that several people have expressed positive comments about the e-board. Jan replied stating that advertising is unsightly and asked Robert if he knows any HOAs around here that advertise in their grounds, and he stated that he does. There was further discussion between Jan and

Robert on the situation with the adjacent lot development. Jan asked to have a meeting prior to the citizen participation meeting and being more proactive. Robert stated that it is very early and the development still has not been submitted to Planning and Zoning. Lisa added that she understands not putting messages on the e-board that is negative, and that those comments belong in electronic newsletters that are e-mailed to the residents. She added that we have 173 homes in SF and only 35 people have contacted her with their email addresses. With regards to the golf course situation, she praised Robert for being present in all city council meetings and asked what other residents are doing in that regard. Alvaro indicated that the golf course situation is a city problem and not a Summerfield problem, although SF is impacted the most. He added that the committee to fight the rezoning should be led by someone outside of the board, and by someone within SF. Stephan indicated that he agrees and the city is currently being stringent on rezoning for single/multi-family homes. Robert agreed and added that this is currently a waiting game until the plans are officially submitted for rezoning.

- b. **Stephen Chalmers** – Spoke with regards to the advertising on the board. Suggested that the board could have a specific period of time in the morning, targeted towards the people who are leaving only. And then after (10am or so), no advertising should be ran. Robert stated that was a good idea.
8. **Next Meeting – Zoom – Tuesday, April 9th at 5:30PM**
<https://us06web.zoom.us/j/86249587190?pwd=cjJHV05tMWlpOXdEMzhuckFtR2cxZz09>
Meeting ID: 862 4958 7190
Password: 057508
Audio: (301) 715-8592
 9. **Adjourn** – The meeting was adjourned at 6:50PM.

For reference and brevity, the following acronyms were utilized:

WB: Windbrook Dr
GB: Gardenbrook Dr
EW: Easterwood Dr
YW: Yellow Wood Dr