

# Laurelwood at Bayside Lakes Home Owner Association

Board Meeting – Thursday, April 4, 2024 6:30pm

BAYSIDE LAKES CLUBHOUSE

## Minutes of Meeting

### A. Call to Order at 6:30 PM by Carl Doughty (PRES)

Establishment of a Quorum: 5 Of 5 board members present (see attendance):

Proof of Meeting Notice: Meeting notice posted on the community communication board on 2024-03-31. Also posted on the website on 2024-01-02.

Minutes review for Meeting 2024-03-07:

Motion to accept Minutes for Meeting 2024-01-04.

Motion: John Fazekas                      Second: Iris Barclay

Vote: Approved (unanimous)

Roll Call:

Parcel	Owner / Attendee
1776	Carl Doughty BOD – PRES)
1744	Iris Barclay (BOD – VP)
1775	John Fazekas (BOD – SEC)
1716	Ingrid Gaskin-Friar (BOD - TREAS)
1711	Julia Schwaller (BOD – MAL)
1841	Rick Schupp
1855	Rose Raffinello
1862	Ruthann Hansen
1735	Deana Douglas
1740	Laure Normandin
NA	Joy Simmons (Fairway Management)

### B. Reports of Officers, Committees, and Employers of Agents

#### 1. Financial report

Review of monthly report to note status of current investments (CD), reserve and available cash (see report for distribution)

Motion to accept financial report

Motion: John Fazekas                      Second: Iris Barclay

Vote: Approved (unanimous)

#### 2. Social Committee

No activity to report.

#### 3. Violation Arbitration / Fining Committee

No activity to report.

#### **4. Architectural Review Committee (ARC)**

Applications processed:

1760 Oak tree removal - Approved

1704 Roof maintenance (replavement) – Approved

Motion to accept ARC report

Motion: Iris Barclay Second: John Fazekas

Vote: Approved (unanimous)

### **C. Open Business**

#### **1. Maintenance Projects**

##### a. Electrical System

Report of completed replacement lighting system installation

- Minor low cost repairs remain to be addressed at a later date.

##### b. Irrigation System - Pump relay failed and repaired (P&L) – Bill pending.

##### c. Lake Management – Lake treated on 2024-04-01 (Solitude) – Lakes look acceptable.

##### d. Drain Pipe System – Review of options to address potential failure (age and wear) two estimates received:

- Meeks: \$1,320 to perform inspection only (no other action) – There is the potential to miss areas of damage due to coverage by debris or standing water (may not be conclusive)
- Granite Inliners: \$5,800 to perform clean and inspect.

Discussed need may be more urgent than initial estimate due to local trends and condition of drain at exit point at the canal (also concern of what coordination with Tillman may be required due to previous ground work).

Concern was expressed than only two estimates are presented to assess action for what may result in a very large expense should the need for prompt corrective maintenance be revealed. However, after several months of research, these are the only two providers willing to respond and present estimates.

Motion to accept the Granite Inliner estimate to clean and inspect

Motion: Iris Barclay Second: Julia Schwaller

Vote: Approved (4 yes / 1 no)

##### e. Road Maintenance – Completed provider inspection (Burton):

- Current minor maintenance recommended (fill low spots/breeches in asphalt0 with no urgent conditions noted, to include a re-sealing to extend the road life 5-10 years.
- Considered re-topping as an option (will also accomplish fill) but is a considerably higher cost
- Burton to provide a quote
- Seeking two additional estimates to obtain a comparison for review.

f. Gate Controller – Redesign in process:

- Next week work to commence in pad and post installation at \$800 (install protection prior to relocation of keypad to reduce risk of impact damage).

Discussion of gate condition by several residents to note the gates (both entry and exit) are frequently open with no traffic between 4pm and 6pm:

- Fairway Management noted there is no timer function to set this condition
- Proposed it may be coincident with unseen traffic (a matter of timing) as others claim to have seen the gate shut.
- Will monitor to determine if there is either a malfunction or someone tampering with the operation of the gate controls.

## **2. Community Actions**

a. Inspection Results - Inspection results note there are multiple mailboxes in need of maintenance and a reminder will be issued.

b. Tree Trimming – Brevard Fire Company performed an unofficial review to note: ‘Looks OK’. Will wait for official inspection before taking any additional action.

## **D. New Business**

### **1. Amazon proposal (entry and delivery controls)**

Fairway management noted most of the Bayside communities are already participating, and the board reviewed the advertised Amazon oversight of their delivery teams.

Motion to accept the Amazon proposal for Laurelwood entry and controls

Motion: John Fazekas      Second: Iris Barclay

Vote: Approved (unanimous)

## **E. POA Update**

No update available

## **F. New Topics / Concerns**

### **1. Entrance Planting**

Completed under budget: Saved about \$9.00 per plant (Lowe's at \$18.99 vs Costco at \$9.99).

### **2. Entrance Mulch**

ACE Hardware having sale on mulch at 4 bags / \$10.00 (significant savings over local providers.

Motion to approve a budget of \$200 to purchase 50 bags of mulch from ACE.

Motion: Carl Doughty      Second: Iris Barclay

Vote: Approved (unanimous)

### **3. Community Garage Sale**

Reminder of Bayside community garage sale – To post on community board

### **4. Trespassers**

Discussed recent trend of trespassers (typically teenagers/young adults) fishing while being inconsiderate of community privacy, challenging and vulgar to questions, and refusing to recognize authority. Recommend residents avoid direct confrontation and request Palm Bay Law Enforcement presence to support community security.

## **5. Next Meeting**

Next meeting will be 02 MAY 2024 at 6:30 pm in the Bayside Club House.

## **G. Adjournment**

Motion to adjourn at 7:35 PM

Motion: John Fazekas                      Second: Ingrid Gaskin-Friar

Vote: Approved (unanimous)