

LAKE FOREST AT BAYSIDE LAKES
HOMEOWNERS' ASSOCIATION
Board of Directors Meeting
May 5, 2021
5:30pm
Via Zoom
Minutes

Board Members Present

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

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

James Krempasky -james.krempasky@gmail.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; Dave brought up a correction on April minutes needing to add 390. Walt Kaminski motioned to approved March and April meeting minutes, Dave Kirchner 2nd, all approved.
4. **Reports-**
 - a. **Management Report-**

Financial Information-The Operating Account balance as of March 31st, \$ 81,712.57. The Reserve balance at the end of March was \$ 124,835.17 for a total of \$ 206,547.74. Operating and Reserves). To date, 3 homes that have not paid their HOA fees.

Old Business

1. **Curb/ sidewalk/ road repair-** Still waiting to hear from Jobear as to when they are able to get us on the schedule. Joy will reach out and follow up. There are 6 curbs 201, 218, 225 and 410 Brightwater, 1806 Amberwood and 1771 Devonwood needing repair. To add support panels it would be \$2400 for the 6 houses To protect the curbs. The board agrees unanimously to add the support panels.
2. **Electric repair-** Cornelius submitted the permit application 3/26/21 it is still in plan review, once it has been approved they will notify Joy at Fairway, and get us on the schedule.
3. **Landscaping lights-** James Krempasky replaced 4 landscaping lights at the front entrance. It was around \$200 for the light fixtures and connectors, he is going to hold off until the end of the year the purchase additional depending on funding. Six additional lights are needed, which will cost around \$350.
4. **Gate issues-** Still waiting on the issues with the caller ID to be resolved. NO update has been provided by Gate Technologies.
5. **Legal Review on Oak Trees-** Sonia sent her recommendation for the verbiage for the amendment change, Joy from Fairway sent it out to the board.
6. **Open Board position-** No one has shown in any interest in joining the board.

7. **370 and 390-** The homeowners were sent a notice giving them 14 day to submit an Arc application outlining what they are planning to replant after removing an excess amount of vegetation with ARC approval.

New Business:

1. **White PVC fence-** Dave Kirchner fixed the area closest to Publix. There is only 1 slate left, so additional slates will be needed. Dave suggested to hold off fixing the rest until after school is out. Dave Kirchner suggested getting signs saying the area is monitored on camera, James believes it is illegal to do that. Joy will find out if it is legal or not.
2. **ARC Issues-** Shirley addressed issues expressed in reference to ARC being too picky on inspections and not being responsive on applications. ARC conducts inspections in accordance with the state statutes as well as the covenants. They are also approving applications within the 30 day time frame.

Violations: The board agreed unanimously to send a 4th notice stating will be sent to the attorney if the homeowners do not comply

Open Discussion

300 Brightwater- expressed concerns about violations on his property, ARC forms getting approved, and that he would be willing to fill the empty spot on the board.

Next Meeting- June 2, 2021 at 5:30pm. - annual

Being no further business before the Board, the meeting was adjourned at 6:56pm