

HOLLY TRACE AT BAYSIDE LAKES HOA
C/O: FAIRWAY MANAGEMENT
2051 Bramblewood Cir
Palm Bay, FL 32909
(321) 984-2201
Fairwaymgmt.com

Board of Directors Meeting Minutes

July 24, 2024

6:00pm

Bayside Lakes Clubhouse

The meeting was called to order at 6:00p.m. by Brent Higgs.

A quorum was established with 3 of 4 Directors present.

Notice of the Meeting was posted according to requirements.

Minutes- Brent Higgs motioned to approve the May meeting minutes, Susan Heinzen 2nd, all approved.

Reports of Officers and Committees:

- a. **Financials-**Joy Simon reported as of June 2024 the Operating Account had a balance of \$118,581.22 and the Reserves Account had a balance of \$195,636.73 for a total of \$314,217.95. Current past due amount is \$7,403.40.

Old Business:

New Business:

- a. **Appoint New Board Member-** Brent Higgs motioned to appoint Bridget Gibson, Susan Heinzen 2nd, all approved.
- b. **Lawncare-** Juniper is not upholding their contract.
 1. Brent Higgs motioned to terminate Juniper, Susan Heinzen 2nd, all approved
 2. Brent Higgs motioned to accept the bid from LSP, Susan Heinzen 2nd, all approved.
- c. **Ratify Electrical quote-** the cap from the light post has fallen off and water is getting into the fixture. Eau Gallie provided a quote to repair the light and some electrical issues at the pool for \$2585. Brent Higgs motioned to accept the bid, Susan Heinzen 2nd, all approved. Final amount will end up being lower, FPL was able to fix the light when they were onsite.
- d. **Susan Heinzen Resignation-** Susan resigned at the end of the meeting, their home has sold and they will be moving in August.
- e. **Board Positions-** tabled until the next meeting when all board members are present.

Violations- Brent Higgs motioned to send 264B and 239A to the fining committee and hire a vendor to clean up 367A, Theresa Martini 2nd, all approved.

1. 264B- weeds
2. 239A- Weeds
3. 367A- self help- weeds and mowing the grass

Open Discussion:

- a. **Frank Altro-** questioned Bridget's qualifications for the board, brought up an issue with commercial vehicles in driveways and garbage cans being left out, brought the need for an additional arc member to the board's attention, brought up concerns with the fining committee, would like speed bumps lowered
- b. **Multiple residents** brought up concerns with the height of the speed bumps and the damage they are causing to residents' vehicles. They requested the speed bumps be altered or removed, issue will be added to next month's agenda.
- c. **Janet-** read a list of disadvantages of the speed bumps
- d. **Roger-** asked for clarification on meetings and if specifications for the speed bumps were provided in writing.
- e. **A resident** asked about the road sealing- project was postponed to October
- f. **A resident** requested the bush hogging be done again

Next meeting: August 20, 2024 at 6:00pm

With no further business, Meeting was adjourned at 6:57pm.

Minutes prepared by Joy Simon, Fairway Management