

# Laurelwood at Bayside Lakes Home Owner Association

Board Meeting – Tuesday, June 18, 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: 4 Of 5 board members present (see attendance):

Proof of Meeting Notice: Meeting notice posted on the community communication board on 6-15-2024. Also posted on the website.

Minutes review for Meeting 5-2-2024:

Motion to accept Minutes for Meeting 5-2-2024.

Motion: Iris Barclay                      Second: Carl Doughty

Vote: Approved (unanimous)

Roll Call:

Parcel	Owner / Attendee
1776	Carl Doughty BOD – PRES)
1744	Iris Barclay (BOD – VP)
1716	Ingrid Gaskin-Friar (BOD - TREAS)
1711	Julia Schwaller (BOD – MAL)
1841	Rick Schupp
1884	Dierdre Daley
1871	Jonathan Greer

### 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: Iris Barclay                      Second: Carl Doughty

Vote: Approved (unanimous)

Discussed moving 2 CDs held at Truist bank in the amount of \$33,207.90 and \$15,000.00 to a shorter term of 5 months upon maturity in July. This will allow availability of funds for upcoming road repairs.

Motion: Ingrid Gaskin-Friar      Second: Carl Doughty

Approved (unanimous)

Discussed looking for a better rate on Trusit bank money market account.

Motion: Carl Doughty    Second: Iris Barclay  
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      Paint/house - Approved 5/30/2024  
1716      Paint/house - Approved 5/30/2024  
1784      Solar Panels – Approved 6/18/2024

Discussed looking for one more member to sit on ARC.

Members currently on ARC are:

Dierde Daley  
Lorraine Edey-Nowell  
Ingrid Gaskin-Frair  
Rick Schupp

Motion to accept ARC report

Motion: Carl Doughty    Second: Iris Barclay

Vote: Approved (unanimous)

## **C. Open Business**

### **1. Maintenance Projects**

a. Electrical System

No activity to report

b. Irrigation System - still working on fixing irrigation along Bayside Blvd.

c. Lake Management – Lake treatment ongoing – Lakes appearances are acceptable.

d. Drain Pipe System – We received the report from Granite Inliners for recent cleaning and inspection on June 3, 2024. Our 22 year old metal pipe has multiple leaks and rust areas with sand penetrating the bottom of the pipe. Granite Inliners recommendation is to sleeve. The concern is if the pipe fails, the expense for the replacement would be an est. of \$150,000.00 or more. To avoid this cost a decision was made to move forward and sleeve. This cost would be \$37,224.00 Estimate sleeve life is 50 years.

This discussion led to funding and a decision was made to do a special assessment of \$423.50 to each household and using reserves of \$2,920.50 for remaining cost. This disission was made so that we will not deplete our funds for upcoming road repairs.

Motion to approve sleeving:

Motion: Carl Doughty Second: Julia Schwaller

Approved (unanimous)

Assessment (3 of 4)

e. Road Maintenance – Road repairs and repaving are inevitable. We are still gathering more information Ingrid Gaskin-Friar has requested that we hire a road engineer analyst. Ingrid will look for this resource.

f. Gate Controller – The new emergency entry system replacement card is working as well as the extension of entry control pad.

## **2. Community Actions**

a. Inspection Results - Inspection results note there are multiple mailboxes that have not been repaired or replaced. Rust and mold on sidewalks need to addressed also.

## **D. New Business**

### **1. Change of HOA rules**

This will be address again

### **2. Payment plan approvals.**

Payment plans have been approved for 3 residents

Motion to approve:

Motion: Ingrid Gaskin-Friar Second: Carl Doughty

Approved (unanimous)

## **E. POA Update**

There was no May meeting due to lack of quorum. POA is still waiting on the results of mediation with their insurance company to hopefully recoup some of the cost of the clubhouse roof replacement. Also they are still experiencing irrigation issues along BSLB and Bramblewood hence the dry and dead patches.

Next POA meeting is 25 June 2024

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

1. No activity to report

### **5. Next Meeting**

Next meeting will be 16 July 2024 at 6:30 pm in the Bayside Club House.

## **G. Adjournment**

Motion to adjourn at 7:45 PM

Motion: Carl Doughty                      Second: Iris Barclay  
Vote: Approved (unanimous)