

MONTEREY COVE HOMEOWNERS' ASSOCIATION

BAYSIDE LAKES

Board Meeting

June 4, 2024

at 6:00 pm

Bayside Lakes Clubhouse

Board Members Present:

Doreen Bonosconi

Bart Heier

Ben Harris

Property Management:

Rick Whitman

1. **Call Order**-Bart Heier called the meeting to order at 6:00 pm. A quorum was established with 3 of the 3 Board members present.
2. **Proof of Meeting Notice**- Notice was posted 48 hours in advance of the meeting.
3. **Reading/Waive of Previous Minutes**-Doreen Bonosconi motioned to waive the reading of the May meeting minutes, Bart Heier 2nd, all approved.
4. **Financials**-Rick Whitman reported that The Operating account had \$53,036.80 and the Reserves had a balance of \$112,791.16 for a combined total of \$165,827.96 on April 30, 2024. Rick reported that only 373 GDC still owed the Annual Assessment and the atty was dealing with a mortgage foreclosure for this property.
5. **ARC Report:**

ARC Status Report-Rick Whitman handed out the ARC report. He reported 577 GDC has not been approved and 390 GDC has submitted two ARC forms but not the detail needed for the ARC Committee to review. Rick will send violation letters to 390 GDC if she has not responded to the requests for more information by June 10th.
6. **Old Business:**
 - a. **Paving Quotes**-Bart Heier reported that the repairs were completed. A resident complained that the work looked terrible. The Board agreed that the repairs should look better as the sealant fades.
 - b. **Bank Signer Sheets**-Bart Heier reported that the signer sheets were signed by the Board.
 - c. **Fining Hearing**-Larry Satterfield reported that the Hearing was held and that the \$1,000 fine for 390 GDC was upheld and 480 GDC was pending until the appeal by the owner at this meeting. The Committee would like to withhold a decision on 439 GDC until the end of June.
 - d. Violation Letters were mailed to:
 - 427-Vehicle across sidewalk**
 - 361, 457-Palm Fronds**
 - 366, 433, 450, 499, 511, 579-Repair, paint, mailbox/post**

7. New Business:

- a. **Meeting Schedule**-Bart Heier motioned to change the meeting schedule to every other month, 2nd by Doreen Bonosconi and approved by all. If an issue requires a board meeting not scheduled, the Board may call for a meeting to be held.
- b. **Irrigation Company**-Bart Heier distributed an irrigation proposal that more than doubled the current \$6,100 Budget. The Board agreed to request a proposal from LSP and Rick Whitman will contact Juniper for a proposal as well. In the meantime, the Board will try and confirm the irrigation schedule.
- c. **Sealing Road**-After discussion the Board agreed to request estimates and specify the thickness of the sealant.
- d. **Board and Management Accessibility**-Rick Whitman emphasized with the Board that they should refer any resident to Fairway if confronted in person. Rick also asked those emailing him to try not to do this on weekends if possible.
- e. **Violations**-Letters will be sent to:
 - 397-Dead Oak Tree
 - 325-Jeep on grass
 - 361-Dead Palm
 - 390-Hole in driveway

Next meeting August 6, 2024

Being no further business before the Board the meeting was adjourned at 7:20 pm.

Minutes Prepared by Rick Whitman, Fairway Management