

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

August 20 2024

6:00pm

Bayside Lakes Clubhouse

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

A quorum was established with 4 of 4 Directors present.

Notice of the Meeting was posted according to requirements.

Minutes- Teresa Martini motioned to approve the July meeting minutes, Robert Hindle 2nd, all approved.

Reports of Officers and Committees:

- a. **Financials-**Joy Simon reported as of July 2024 the Operating Account had a balance of \$119,760.08 and the Reserves Account had a balance of \$195,769.66 for a total of \$315,529.74. Current past due amount is \$14,408.74..

Old Business:

- a. **Speed Bumps:** Brent Higgs spoke on the issue within the neighborhood with the speed bumps, he reported there is a divide with some residents in favor of them and some residents would like them removed. The board is going to send a survey around to the residents to cast a vote if they would like the speed bumps to remain or be removed from the community. The board would like to remove the current speed bumps until the community decides on whether or not new ones should be installed. The current speed bumps do not appear to have been installed correctly and one seems like it is causing flooding issues. The board also plans on sending out a survey, if the community is in favor of speed bumps, if bumps or speed humps would be preferred and where the best placement would be. Bent also mentioned the idea of possibly doing license plate cameras so there would be a video of the people speeding, which would help with being able to issues fines.
- b. **Sealing the roads-** Brent Higgs motioned to postpone the resealing to 2025, Teresa Martini 2nd, all approved.

New Business:

- a. **Pool Fence-** A quote to replace the pool fence with a 6 foot fence was received from Professional Grade Fence, additional quotes have been requested. Tabled until all quotes are received.
- b. **Commercial vehicles-** A resident at the July meeting brought up questions with the new state statute about commercial vehicles being allowed to park in the driveway. Vehicles with 3 or more axels and a specific weight are considered a commercial vehicle and those are not allowed to be parked in the driveway.
- c. **Bush Hogging quote:** All Pro Land Clearing provided a quote of \$1500 to bush hog the preserve areas, Brent Higgs motioned to approve the quote, Teresa Martini 2nd, all approved.
- d. **ARC and Board vacancies-** the ARC committee currently has 3 members. The board is going to meet with the residents who put their name in for the open board position and decide who would be a good fit to appoint.
- e. **Board Positions-**
 1. **President:** Brent Higgs; Teresa Martini motioned for Brent Higgs to be president, Robert Hindle 2nd, all approved.
 2. **Vice President:** Robert Hindle; Bent Higgs motioned for Robert Hindle to be Vice President, Teresa Martini 2nd, all approved.
 3. **Treasurer:** Bridget Gibson; Brent Higgs motioned for Bridget Gibson to be treasurer, Robert Hindle 2nd, all approved.
 4. **Secretary:** Teresa Martini; Brent Higgs motioned for Teresa Martini to be secretary, Bridget Gibson 2nd, all approved.
- f. **Email notifications:** Teresa Martini spoke to the residents in attendance that the board is trying to do more email notifications for issues (i.e weeds, pressure washing, etc) before

sending violation notices, and wanted some feedback on how the community felt about taking that route.

Violations- Brent Higgs motioned to send 187B to the fining committee for weeds in the flowerbeds, driveway and backyard, inoperable vehicles in the driveway, debris in the back yard and in front of the garage, mowing the backyard and front yard and edging grass, Theresa Martini 2nd, all approved.

Open Discussion:

- a. A homeowner asked about possibly dredging the ponds, and the homeowners who reside on the water help part for part of the costs. Says the pond life is dying and is being taken over by algae.
- b. Bridget would like to start doing more community wide activities. Also is going to add a section in the newsletter for anyone's children who may want to help residents with yard work or other household services.
- c. A homeowner questioned if meetings could be held both zoom and in person.
- d. Chris from Fairway spoke on the issues with Brazilian Pepper trees and how to properly remove them.
- e. A homeowner questioned the rules on ATVs and dirt bikes on the canals.

Next meeting: September 17, 2024 at 6:00pm

With no further business, Meeting was adjourned at 6:58pm.

Minutes prepared by Joy Simon, Fairway Management