

MONTEREY COVE HOMEOWNERS' ASSOCIATION

BAYSIDE LAKES

Board Meeting

March 2, 2021

6:00 pm

Via Zoom

**Board Members Present:**

Josh Williams

Doreen Bonosconi

Bart Heier

Shirley Dimino

Pete Paciorek

Keisha Davis

**Property Management:**

Rick Whitman

1. **Call to Order**-Josh Williams called the meeting to order at 6:06pm. A quorum was established with 6 of 6 Board members present.
2. **Proof of Meeting Notice**- Notice was posted 48 hours in advance of the meeting.
3. **Reading/Waive of Previous Minutes**- Josh Williams motioned to waive the October meeting minutes, Pete Paciorek 2<sup>nd</sup>, all approved.
4. **Addition of Board Member**-Pete Paciorek motioned to add John Duplice to the Board of Directors, 2<sup>nd</sup> by Josh Williams and vote ended in a 3-3 tie. Motion to add John Duplice did not pass. Keisha Davis offered to resign her position on the Board so that there would be an odd number of five board members. This was accepted and the Board of Directors will be a five-member Board of Josh Williams-President, Pete Paciorek-Vice President/Treasurer, Shirley Dimino-Secretary and Doreen Bonosconi and Bart Heier as Board Members.
5. **Officer and Committee Reports:**

**Financials**-Rick Whitman of Fairway Management reported that as of January 31, 2021 the operating account had \$40,029.45. The Reserves had \$94,940.15 for a total of \$143,969.60. Rick also reported that there were a few accounts in arrears and the Board agreed to review these in May and decide which ones needed to be sent to the attorney for collections.
6. **ARC Report:**
  - a. Gloria Lewis reported that the ARC Committee will consist of herself as the Chairperson, and Hope Hines and Holly Rizzo as committee members. The Board approved the approval process of Fairway Management receiving the ARC requests, sending the requests to the ARC Committee, and copying Josh Williams. The ARC Chairperson will notify Fairway Management when approved or denied. Fairway Management will then notify the resident who submitted the ARC request of the results. Gloria Lewis requested that language (She will send to Shirley Dimino) be put in the next Newsletter about making sure residents submit an ARC request before work is started and wait for approval before the work is started. Gloria also asked that Rick Whitman peruse the submitted ARC requests to make sure all the necessary information is being submitted.
7. **Old Business:**
  - a. **Sewer companies**-Rick Whitman from Fairway reported that two more quotes have been requested and should have them before the next meeting. One quote was received from Meeks plumbing.
  - b. **Fining Committee**-Bart Heier motioned to use the Mediation Process instead of fining (No fining committee), seconded by Shirley Dimino and all approved.
  - c. **Oak Tree Amendment**-The Board will review the Declarations for areas that need to be amended and present these at the next meeting. Formal approval of any changes will be needed before the attorney will receive the language for ballots, recording and final amendment changes.
8. **New Business:**

- a. **LSP**-Rick Whitman asked for clarification if LSP included fertilization in their contract. Board will check and let Rick know.
  - b. **Inspection Process**-Rick Whitman will do a drive thru once a month and send the list to the Board for review before having the letters mailed.
9. **Open Discussion:**
- a. **Newsletter**-Shirley Dimino will put out a newsletter.
  - b. **Mulching**-Rick Whitman was asked to request mulching quotes from three vendors including LSP and Central Florida Lawncare.
  - c. **Sealing Bids**-Rick Whitman was asked to request sealing bids from paving and sealing companies. Also, to check for areas that need to be repaired before sealing.

**Next Meeting: April 6, 2021 via zoom at 6:00pm**

Being no further business before the Board the meeting was adjourned 7:18pm.

Minutes Prepared By: Joy Simon, Fairway Management