

**Bayside Lakes Commercial Center
Property Owners' Association
C/o Fairway Management
2051 Bramblewood cir
Palm Bay, FL 32909
(321) 984-2201
Board of Directors
March 28, 2023
5:30 P.M.
Bayside Lakes Clubhouse**

<p>Board Members Present: Melody Hamant Sharon Harrell David Cannon Julia Schwaller Josh Williams Peter Mullings Martin Curry Not Present: Leonard Jenik Jim Petrino James Krempasky</p>	<p>Property Management: Joy Simon</p>
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1. **Call to Order-** Meeting called to order by Melody Hamant at 5:30P.M. A quorum was established with 7/10 Directors present.
2. **Proof of Meeting Notice-** Posted on door of clubhouse more than 48 hours in advance of meeting.
3. **Reading or waiving of the prior meeting minutes:** Sharon Harrell motioned to approved the February meeting minutes, Peter Mullings 2nd, all approved.
4. **Management Report:** (See below report),
 - **Pool Surface-**Joy Simon reported the contract with Castaway Pools was signed and the resurfacing is schedule fo Middle of August after the kids go back to school.
 - **Roof Repair-** Joy Simon reported the process has begun with Ask an Adjuster to have the roof repaired. The representative the POA has is Tom Trotter and he believes all expenses including the deductible should be covered and the POA should expect minimal out of pocket expenses. The roof will be tarped, and blowers brought in to dry out the inside of the clubhouse to prevent any mold from the leaks. Quotes are being requested to do the roof repair.
5. **Old Business:**
6. **New Business**
 - a. **Water leak at Dollar General-** Joy Simon reported the city is not handling the leak repair it is being handled by the owners of the Dollar General. The board would like a letter sent from the attorney if the owners cannot provide a completion date.
 - b. **Starbucks and Mavis-** The arc committee approved the arc application for both the Starbucks and Mavis.
7. **Open Discussion**

- a. Residents complained about the noise coming from functions at the clubhouse and want the POA to enforce different rules with the parties happening at the clubhouse. the board agreed to look at the contract to see if any changes can be made.

Next meeting will be April 25, 2023 at 5:30pm

Being no further business before the Board the meeting was adjourned at 5:52 pm.

Minutes Prepared By:

Joy Simon

Fairway Management