

LAKE FOREST AT BAYSIDE LAKES  
HOMEOWNERS' ASSOCIATION  
Board of Directors Meeting  
December 7, 2022  
5:30pm  
Bayside Lakes Clubhouse  
Minutes

**Board Members Present**

Dave Kirchner - [dkirchner1@cfl.rr.com](mailto:dkirchner1@cfl.rr.com)

Larry Kizer - [lkizer@cfl.rr.com](mailto:lkizer@cfl.rr.com)

Walt Krenisky - [ibediving@aol.com](mailto:ibediving@aol.com)

John Sciarretta- [jsciarr@gmail.com](mailto:jsciarr@gmail.com)

James Krempaski- [james.krempasky@gmail.com](mailto:james.krempasky@gmail.com)

1. Call to Order- Meeting called to order by James Krempasky, at 5:30pm.
2. Proof of Meeting Notice-Notice was posted in accordance with the regulations.
3. Reading/Waive Reading of Previous Minutes; Dave Kirchner motioned to approve the November minutes, Larry Kizer 2<sup>nd</sup>, all approved.
4. **Reports-**
  - a. **Management Report-**

**Financial Information-**The Operating Account balance as of November 2022 is \$47,615.29. The Reserve balance at the end of November was \$104,037.95 for a total of \$151,653.24 (Operating and Reserves).

**Old Business/ Action Item List**

1. **Front gate electrical work** – The board has budgeted \$2500 for the electrical work in 2023 and will revisit finding a solution.
2. **Security Cameras-** Larry Kizer has installed the monitor. The board would like Fairway to set up a meeting with East Coast Alarms to have them come and show the board how to retrieve footage.
3. **Lien for 420 Brightwater-** Fairway has sent the information to the attorney to begin the lien process.
4. **Timers at front gate-** James Krempasky will install in 2023.
5. **White PVC fence damage-** waiting on clarification from A and B Fence, and will be repaired in 2023.
6. **Back Up Battery Replacement-** a quote from Gate technologies for \$877 was received, Dave approved the replacement as they are the back up for the operator.

**New Business:**

1. **2023 Budget-** Walt Krenisky motioned to approved the 2023 budget, keeping the annual assessment the same as 2022, Larry Kizer 2<sup>nd</sup>, all approved.

**Violations:**

Open Discussion

**Next Meeting-** January 4, 2023 at 5:30pm

Being no further business before the Board, the meeting was adjourned at 5:46pm