

# Laurelwood at Bayside Lakes Home Owner Association

Board Meeting – Thursday, May 2, 2024 6:30pm

BAYSIDE LAKES CLUBHOUSE

## Minutes of Meeting

### A. Call to Order at 6:30 PM by Carl Doughty (PRES)

Establishment of a Quorum: 5 Of 5 board members present (see attendance):

Proof of Meeting Notice: Meeting notice posted on the community communication board on 2024-04-29. Also posted on the website on 2024-04-28.

Minutes review for Meeting 2024-04-04:

Motion to accept Minutes for Meeting 2024-01-04.

Motion: Iris Barclay                      Second: Ingrid Gaskin-Friar

Vote: Approved (unanimous)

Roll Call:

| Parcel | Owner / Attendee                  |
|--------|-----------------------------------|
| 1776   | Carl Doughty BOD – PRES)          |
| 1744   | Iris Barclay (BOD – VP)           |
| 1775   | John Fazekas (BOD – SEC)          |
| 1716   | Ingrid Gaskin-Friar (BOD - TREAS) |
| 1711   | Julia Schwaller (BOD – MAL)       |
| 1841   | Rick Schupp                       |
| 1855   | Rose Raffinello                   |

### B. Reports of Officers, Committees, and Employers of Agents

#### 1. Financial report

Review of monthly report to note status of current investments (CD), reserve and available cash (see report for distribution)

Motion to accept financial report

Motion: John Fazekas                      Second: Iris Barclay

Vote: Approved (unanimous)

#### 2. Social Committee

No activity to report.

#### 3. Violation Arbitration / Fining Committee

No activity to report.

#### 4. Architectural Review Committee (ARC)

Applications processed:

- 1705 Paint/shutters - Approved  
1755 Tree removal/Fence – Approved

Motion to accept ARC report

Motion: Iris Barclay Second: John Fazekas

Vote: Approved (unanimous)

## C. Open Business

### 1. Maintenance Projects

#### a. Electrical System

Report of entry light out (sign – possible vandalism). Discussed camera repositioning to monitor walk-in gate activity if problem continues.

Motion to replace light fixture at not more than \$50

Motion: Iris Barclay Second: Carl Doughty

Vote: Approved (unanimous)

b. Irrigation System - Noted failed sprinkler heads along Bayside Lake Drive (area not being mowed) – Requires more detail.

c. Lake Management – Lake treatment ongoing – Lakes appearances are acceptable.

d. Drain Pipe System – Received proposal for Clean and Inspect and proceeding with approved actions.

e. Road Maintenance – Reviewed quotes:

- VA Paving (POA referral – Not competitive)
- All Florida Striping (POA referral – Not competitive)
- Burton proposal:
  - Sealing only - \$11,000
  - Repairs (up to 3" in depth) - \$1,000
  - Replacement - \$183,000

Motion to repair up to \$2,500

Motion: John Fazekas Second: Iris Barclay

Vote: Approved (unanimous)

f. Gate Controller – Planned repairs compete with additional needs identified:

- Repair of cement base complete.
- Emergency entry system intermittently failing (staying open) need replacement control card to repair. Repair cost estimate is \$800.

Motion to repair emergency entry system at \$800

Motion: John Fazekas Second: Iris Barclay

Vote: Approved (unanimous)

- With completed base, controller extension is still required to provide reasonable access to keyboard panel. Modification cost estimate is \$370.

Motion to modify (extend) keyboard panel at \$370  
Motion: Iris Barclay                      Second: John Fazekas  
Vote: Approved (unanimous)

## **2. Community Actions**

- a. Inspection Results - Inspection results note there are multiple lawns with dying grass with letters sent to 1766, 1824 and 1856 (will monitor).
  
- b. Tree Trimming – No follow up by inspectors (assume acceptable).

## **D. New Business**

### **1. Election Planning**

Packages to be sent 10 days before next meeting (06 JUN 2024 at 6:00 pm)  
Fairway management to address.

## **E. POA Update**

The following activities were discussed in the most recent POA meeting:  
Sidewalk repairs, Palm tree maintenance, club house roof maintenance, pool maintenance, irrigation malfunctions/maintenance, and golf course discussion.  
(Information only – No action for LHOA BOD)

## **F. New Topics / Concerns**

### **1. Trespassers**

Trespassing continues (possible homeless). Advise residents to notify law enforcement and engage for follow up (ask for case number to ensure there is commitment by law enforcement).

### **2. ARC Application Fee**

Discussed perception of ARC fees and defined origination (initially a processing fee by developer). Noted this is a revenue generator to support community needs, but it is also preventive to consistent participation (residents will avoid processing due to the fee). Also noted the late charge of \$50 is largely not enforced.

Considered Fairway Management's role as they are contracted for \$550/month to support, but there is the perception that these inspections are not thorough (performed via observation while driving) and are received as impersonal.

With the intent of the ARC review to manage changes while preserving community standards, the rationale is that residents will be less apprehensive to submit ARC applications if there was not a fee, increasing meaningful participation. Also, the fine would be instrumental in enforcing the requirement of change review and reduce the risk of non-conforming changes.

Motion to eliminate the \$25 application fee and enforce the \$50 fine for failure to submit an ARC application (violating community change management).

Motion: Iris Barclay                      Second: Julia Schwaller  
Vote: Approved (3 for / 2 against)

### **3. Community Garage Sale**

Reminder of Bayside community garage sale – To post on community board

### **4. Trespassers**

Discussed recent trend of trespassers (typically teenagers/young adults) fishing while being inconsiderate of community privacy, challenging and vulgar to questions, and refusing to recognize authority. Recommend residents avoid direct confrontation and request Palm Bay Law Enforcement presence to support community security.

### **5. Next Meeting**

Next meeting will be 06 JUN 2024 at 6:00 pm in the Bayside Club House for BOD elections.

## **G. Adjournment**

Motion to adjourn at 7:30 PM

Motion: Carl Doughty                      Second: John Fazekas

Vote: Approved (unanimous)