

HOLLY TRACE AT BAYSIDE LAKES HOA  
C/O: FAIRWAY MANAGEMENT  
1331 Bedford Drive #103  
Melbourne, FL 32940  
(321) 777-7575  
Fairwaymgmt.com

**Board of Directors Meeting Minutes  
February 15, 2022**

The meeting was called to order at 6:05p.m. by Susan Heinzen via Zoom

**A quorum was established** with 4 of 4 Directors present..

**Notice of the Meeting** was posted according to requirements.

**Minutes-** Susan Heinzen motioned to approve the minutes, Theresa Martini 2<sup>nd</sup>, all approved.

**Reports of Officers and Committees:**

- a. **President-** Members. please identify yourselves and your address prior to comments or questions. Unfortunately, the BOD is not familiar with all the Association members, three-minute rule.
- b. **ARC** – no outstanding arc applications.
- c. **Financials-**Joy Simon reported as of December 31, 2021 the Operating Account had a balance of \$74,322.02 and the Reserves Account had a balance of \$166,193.46 for a total of \$240,515.48

**Old Business:**

**New Business:**

- a. **Appoint board members-** Susan Heinzen motioned to appoint Todd Gerig to the board, Robert Hindle 2<sup>nd</sup>, all approved.
- b. **Appoint arc members-** Susan Heinzen motioned to appoint Anne Altro to the ARC committee, Todd Gerig 2<sup>nd</sup>, all approved
- c. **Appoint fining members-** Susan Heinzen motioned to appoint Frank Altro to the fining committee, Theresa Martini 2<sup>nd</sup>, all approved.
- d. **In person meetings-** The board would like to begin holding in person meetings again, starting in May.
- e. **Accident/ damage to wall, fence, light-** The wall and fence repair has been approved. Harry Lee Masonry will be repairing the wall and A and B Fence will be repairing the fence. Still waiting on bids to repair the light pole.
- f. **Collapsing culvert-** Kelley and Sons came out to inspect the sewer lines going to the culvert that continues to sink. They were unable to find any leaks in either of the sewer lines.
- g. **pool depth markers-** the pool inspector noted on the most recent inspection the markers needed to be replaced. It was suggested by a paint company to paint the markers with epoxy.
- h. **Palm trees at the front entrance-** the palm trees behind the north wall are dying. Rob from ECOR will be out to look into the issue with the trees and provide a recommendation.

**Violations-** none

**Notice of Intent-** 237 Broyles- weeds- Susan Heinzen motioned to fine the homeowners, Todd Gerig 2<sup>nd</sup>, all approved.

**Open Discussion:**

**Next meeting:** May 17, 2022 at 6:00pm

With no further business, Meeting was adjourned at 6:47pm.  
Minutes prepared by Joy Simon, Fairway Management