

**MONTEREY COVE HOMEOWNERS' ASSOCIATION**

**BAYSIDE LAKES**

Board Meeting

May 7, 2024

at 6:00 pm

Bayside Lakes Clubhouse

**Board Members Present:**

Doreen Bonosconi

Bart Heier

Ben Harris

**Property Management:**

Rick Whitman

1. **Call Order**-Bart Heier called the meeting to order at 6:00 pm. A quorum was established with 3 of the 3 Board members present.
2. **Proof of Meeting Notice**- Notice was posted 48 hours in advance of the meeting.
3. **Reading/Waive of Previous Minutes**-Doreen Bonosconi motioned to waive the reading of the April meeting minutes, Bart Heier 2<sup>nd</sup>, all approved.
4. **Financials**-Rick Whitman reported that The Operating account had \$53,036.80 and the Reserves had a balance of \$112,791.16 for a combined total of \$165,827.96 on April 30, 2024. Rick reported that only 373 GDC still owed the Annual Assessment and the atty was dealing with a mortgage foreclosure for this property.
5. **ARC Report:**

**ARC Status Report**-Rick Whitman handed out the ARC report and reported that all submitted ARC forms have been approved. The Board and the ARC Committee agreed that 390 GDC needed a violation letter for moving two palm trees and planting another palm tree without receiving approval. Rick will send the violation letter for these two violations.
6. **Old Business:**
  - a. **Paving Quotes**-Bart Heier reported that, Sea; Pro Solutions was not responding, and he received two more quotes. Ben Harris motioned to approve the quote from All Florida Striping for \$3660, 2<sup>nd</sup> by Bart Heier and approved by all.  
The Board will formally appoint the Fining Committee at the April 2, 2024, meeting.
  - b. **Pressure Washing Fence**-Bart Heier reported that the fence was cleaned for \$300.
  - c. **CD's**-Bart Heier reported that \$75,000 of the Reserves was placed into CD's earning 4.5% interest.
  - d. **Bank Signer Sheets**-Rick Whitman will check with Christine in the office to finalize these signer sheets.

**7. New Business:**

**a. Violations:**

Violation letters were mailed to the following addresses for the indicated violation: 427 Vehicle across sidewalk.

361, 457-Palm Fronds

366, 433, 450, 499, 511, 579-Repair, paint, mailbox/post

**b. Irrigation Agreement-**After discussion the Board agreed to continue to use In Motion Services for the irrigation needs rather than approve LSP’s proposal at an additional cost of \$17,000. Rick Whitman will contact Richard Jespersion about the outer circle’s irrigation issues.

**c. Fining Motions-**Bart Heier motioned to approve the following Fining Motions, 2<sup>nd</sup> by Doreen Bonosconi and approved by all:

Whereas Christmath (Damas) Goin (herein referred to as “Owner”) is the registered owner of 390 Gardendale Circle, Palm Bay, FL 32909, located in the Monterey Cove Homeowners Association; and, Whereas the Owner was informed by regular mail on August 21, 2023, of the following violation: Article II, Section 5 of the Monterey Cove Homeowners Association’s Covenants and Rules (“Covenants”) is violated in that the Owner has not complied with the live tree requirements. To comply with the Covenant a live oak tree must be planted on the property as set out in Article II, Section 5; and,

Whereas the Owner was given 30 days to correct said violation; and,

Whereas as of February 1, 2024, the Owner had not corrected the violation which was in excess of the 30 day period of time given in said letter and then a “Second and Final Notice” was sent by regular mail on February 15, 2024 reminding the Owner they were now subject to a fine for their noncompliance, but giving them until April 1, 2024 to comply; and,

Whereas as of April 1, 2024, the violation set out above had not been corrected; and,

Whereas, under Article VI, Section 3(c) of said Covenants the Monterey Cove Homeowners Association through its Board of Directors has the power to levy fines for a violation in the amount up to \$50 per day and, further, has such authority under Florida Statue 720.305 (2).

Therefore, the Board of Directors of the Monterey Cove Homeowners Association does hereby levy a fine of \$50 per day or a total of \$1000 for the above stated violation from April 1, 2024, through April 21, 2024.

Adopted by the Monterey Cove Homeowners Association, Inc. This is the 7th Day of May 2024.

Monterey Cove Homeowners Association, Inc.

By: \_\_\_\_\_  
Bart Heier, President

Attest: \_\_\_\_\_  
Doreen Bonosconi, Secretary

Whereas Joshua and Genesa Williams (herein referred to as “Owner”) is the registered owner of 397 Gardendale Circle, Palm Bay, FL 32909, located in the Monterey Cove Homeowners Association; and,

Whereas the Owner was informed by regular mail on September 19, 2023, of the following violation: Article II, Section 5 of the Monterey Cove Homeowners Association’s Covenants and Rules (“Covenants”) is violated in that the Owner has not complied with the live tree requirements. To comply with the Covenant a live oak tree must be planted on the property as set out in Article II, Section 5; and,

Whereas the Owner was given 30 days to correct said violation; and,

Whereas as of February 1, 2024, the Owner had not corrected the violation which was in excess of the 30 day period of time given in said letter and then a “Second and Final Notice” was sent by regular mail on February 15, 2024 reminding the Owner they were now subject to a fine for their noncompliance, but giving them until April 1, 2024 to comply; and,

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By: \_\_\_\_\_  
Bart Heier, President

Attest: \_\_\_\_\_  
Doreen Bonosconi, Secretary

Whereas Lauren Elizabeth Hagovsky and Christopher Alan Felber (herein referred to as “Owner”) is the registered owner of 439 Gardendale Circle, Palm Bay, FL 32909, located in the Monterey Cove Homeowners Association; and,

Whereas the Owner was informed by regular mail on June 20, 2023, of the following violation: Article II, Section 2 (a) of the Monterey Cove Homeowners Association’s Covenants and Rules (“Covenants”) is violated in that the Owner has not complied with painting the garage door all the same color. To comply with the Covenant the garage door must be painted all the same color as et out in Article II, Section 2 (a); and,

Whereas the Owner was given 30 days to correct said violation; and,

Whereas as of August 20, 2023, the Owner had not corrected the violation which was in excess of the 30 day period of time given in said letter and then a “Second and

Final Notice” was sent by regular mail on August 21, 2023 reminding the Owner they were now subject to a fine for their noncompliance, but giving them until September 21, 2023 to comply; and,

Whereas as of April 1, 2024, the violation set out above had not been corrected; and, Whereas, under Article VI, Section 3(c) of said Covenants the Monterey Cove Homeowners Association through its Board of Directors has the power to levy fines for a violation in the amount up to \$50 per day and, further, has such authority under Florida Statute 720.305 (2).

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Monterey Cove Homeowners Association, Inc.

By: \_\_\_\_\_  
Bart Heier, President

Attest: \_\_\_\_\_  
Doreen Bonosconi, Secretary

Whereas Jack St. Cyr (herein referred to as “Owner”) is the registered owner of 480 Gardendale Circle, Palm Bay, FL 32909, located in the Monterey Cove Homeowners Association; and,

Whereas the Owner was informed by regular mail on September 19, 2023, of the following violation: Article II, Section 5 of the Monterey Cove Homeowners Association’s Covenants and Rules (“Covenants”) is violated in that the Owner has not complied with the live tree requirements. To comply with the Covenant a live oak tree must be planted on the property as set out in Article II, Section 5; and,

Whereas the Owner was given 30 days to correct said violation; and,

Whereas as of February 1, 2024, the Owner had not corrected the violation which was in excess of the 30 day period of time given in said letter and then a “Second and Final Notice” was sent by regular mail on February 15, 2024 reminding the Owner they were now subject to a fine for their noncompliance, but giving them until April 1, 2024 to comply; and,

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By: \_\_\_\_\_

Bart Heier, President

Attest: \_\_\_\_\_

Doreen Bonosconi, Secretary

**Next meeting June 4, 2024**

Being no further business before the Board the meeting was adjourned at 6:40 pm.

Minutes Prepared by Rick Whitman, Fairway Management