

**Bayside Lakes Commercial Center
Property Owners' Association
C/o Fairway Management
2051 Bramblewood cir
Palm Bay, FL 32909
(321) 984-2201
Board of Directors
February 27, 2024
5:30 P.M.
Bayside Lakes Clubhouse**

<p>Board Members Present: Melody Hamant Sharon Harrell David Cannon Martin Curry Julia Schwaller Jim Petrino Peter Mullings Chris Andreski Not Present: James Krempasky</p>	<p>Property Management: Joy Simon Jim Kenney</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 8/9 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:** Martin Curry motioned to approved the January meeting minutes, Dave Cannon 2nd, all approved.
4. **Management Report:** (See below report),
5. **Old Business:**
 - a. **Insurance Claim Update-** Joy from Fairway reported that mediation was scheduled but then cancelled because the insurance company scheduled it with the residential side and not commercial, waiting on when the new mediation date is.
6. **New Business**
 - a. **Clubhouse projects-** Joy from Fairway reported multiple maintenance projects are needed around the clubhouse to include leveling the pool pavers, raised sidewalk repairs, electrical repairs for lights inside the large room and gym that are not functioning, and removing the grass plantings around the palms trees around the large pond. Jim Kenney reported that the C-1 reserves was spent on the pool resurfacing and roof replacement, and the only money currently is what was budgeted for contract items. The maintenance needed will have to wait until money is received in July from association payments or we get money back from insurance. Fairway will continue to get quotes.
 1. Pavers- the board feels the paves around the pool are a hazard and should be completed- the quote from Accent Pavers was \$1550 to raise and level the uneven pavers. The board agreed to move forward with the \$1550 repair.
 2. Sidewalks- The board feels that not repairing the sidewalks is a hazard as well. 17 sidewalks needing repair are outside of the fence and will come from a different budget, Joy from Fairway

is asking St Michael Construction to revise the estimate provided to break down the cost to what is before and what is after the gate and will send to the board to make a decision.

- b. Leonard Jenik Resignation- Leonard Jenik has turned in his resignation to the board, there is now one commercial vacancy on the board.

7. Open Discussion

- a. Martin Curry wants a gate code to be able to check out items that are being voted on for repair, Martic asked for clarification on financial items with Slope Mowing and the clubhouse cleaning.
- b. Julia Schwaller asked for clarification on a financial item related to taxes. Julia also asked for clarification on what percentage of the board is made up of residential and commercial/institutional.
- c. Peter Mullings questioned the rate increase from Juniper after Flawless sold and suggested looking at additional lawn care companies.
- d. Anne Davis questioned if there was a master list of items being worked on that can be sent to the communities.
- e. Brice Ploude questioned when new tennis nets would be ordered.

Next meeting will be March 26, 2024 at 5:30pm

Being no further business before the Board the meeting was adjourned at 5:56pm.
pm.

Minutes Prepared By:
Joy Simon
Fairway Management