

LAKE FOREST AT BAYSIDE LAKES  
HOMEOWNERS' ASSOCIATION  
Board of Directors Meeting  
July 3, 2024  
5:30pm  
Bayside Lakes Clubhouse  
Minutes

**Board Members Present**

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

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

Jen Curran

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; Tabled
4. **Reports-**
  - a. **Management Report-**

**Financial Information-**The Operating Account balance as of June 2024 is \$105, 512.63 The Reserve balance at the end of June was \$140,001.89 for a total of \$261245,514.52. Operating and Reserves).

**Old Business/ Action Item List**

1. **254 and 260 Brightwater Drainage issue and sidewalk repair-** Waiting on St Michaels to come back out and ground the area down a little more as water is still pooling.
2. **Estimate to have road sealed-** Joy from Fairway Management will request a quote from Burton Asphalt and Florida All Pro Striping.
3. **Perimeter Fence bush hogging-** A quote was requested from Juniper.
4. **Fence Replacements-** A quote for a top and bottom rail was requested from A and B Fence.

**New Business:**

1. **Sidewalks by Pond-** there are sections of raised sidewalks by the pond that need to be fixed, Joy from fairway will request a quote from St Michaels.
2. **Lawncare-** The board would like to receive bids for lawn and irrigation companies to take over for Juniper.
3. **Light at Front entrance-** James Krempasky reported there was a broken light at the front entrance that he replaced for \$10.70

**Violations:** Arc Presented 3 homes that made changes without an approved arc form that they would like to have a fine added.

1. 225BW- Landscaping changes, An Arc form was presented and denied but changes still completed the changes. James Krempasky motioned to fine the homeowners, Jen Curran 2<sup>nd</sup>, all approved.

2. 1872AW- Driveway was replaced with no ARC Application. James Krempasky motioned to fine the homeowner, Jen Curran 2<sup>nd</sup>, all approved
3. 1818AW- Replaced AC unit with no Application prior, AC was placed in the same spot as prior AC. No motion made to fine homeowner.

Open Discussion

**Next Meeting-** May 1, 2024 at 5:30pm.

Being no further business before the Board, the meeting was adjourned at 6:25pm