

Fairway Isles at Bayside Lakes Homeowners Association

Minutes of the Annual Meeting and Election March 26, 2025

CALL TO ORDER:

This Annual Meeting was called to order at 6:35pm at the Bramblewood Clubhouse by Bill Pidgeon.

A quorum of 50 was present in person or by proxy, see attached sign in sheet.

PROOF OF NOTICE:

Proof of notice was mailed on 3/7/25 in accordance with the By-laws and Florida Statutes see attached mailing affidavit.

READING OF MINUTES OF PRIOR MEETING:

Robin moves to approve the 2024 annual meeting minutes, Eleanor 2nds; all in favor.

NEW BUSINESS:

Vote to increase the size of the board- Sara advises there were not enough votes to increase the size of the Board therefore it will remain at three members.

ELECTIONS:

Sara announced the new board will be Ed Riley, Melissa Rogers, Denise White.

REPORTS OF OFFICERS, COMMITTEES AND EMPLOYEES OR AGENTS:

Treasurer- Denise reports on the financials as of the end of January.

Vice President- Ed reports the new lawn service is doing a good job so far with fewer issues and complaints.

President- Bill reports there was a fight at the main clubhouse involving a gun; the POA is considering additional security. He advises the POA storage area fees have gone up considerably to cover the costs of the facility. He has been keeping in touch with the City regarding development plans of the golf course.

ARC- Peg reports there have been seven applications; all approved. Bill reports an owner obtained approval for a new roof using the correct color shingle but the company installed the wrong color. The company is in the process of removing the roof and replacing with the correct color.

Social- Denise discusses getting residents involved in a supper club in which those interested would meet at a predetermined restaurant monthly for dinner and socializing. More information will be emailed.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Fence Amendment- Sara advises the Board is aware there is a lot of concern over trespassing off the golf course property and discussion of fencing lots and/or rear lot lines is held. Owners provide their input, thoughts, questions and concerns over the issues. A blanket trespass affidavit is being filed by the Association with PBPD, concerns include the overgrowth being a fire hazard due to the dryness currently, there are wild animals abound in the area now and discussion is held regarding the use of the cart path as a thorough fare. The Board will be reviewing options for amending the documents to allow fencing in areas.

An owner asks about holding meetings on a different night than Wednesdays; Ed advised the Board is reviewing other nights as well as meeting either bi monthly or quarterly.

Discussion is held regarding rentals in the community; recently a couple rental homes have sold to full time owners. Discussion is held regarding amending the documents to implement rental restrictions and what those could be.

Discussion is held regarding the style of approved mailbox and where to find them.

The grout in the pool that was recently redone needs attention. Sara will notify the vendor.

Further discussion is held regarding the size of the Board, removing an area of grass at the cabana for easier maintenance and use as well as a street light out at the end of Morning Cove.

ADJOURNMENT:

Since there was no further business, a motion was duly made and seconded to adjourn at 7:40 p.m.

These minutes are being submitted by BMS.