

Fairway Isles at Bayside Lakes Homeowners Association
Minutes of the
Board of Directors Meeting
June 24, 2024

BOARD MEMBERS PRESENT CONSTITUING A QUORUM:

Bill Pidgeon	President
Denise White	Treasurer
Sara LaPointe	Bayside Management Services

CALL TO ORDER:

President Bill Pidgeon called the meeting to order at 7:00 p.m. at the Bayside Lakes POA Clubhouse. Bill asks everyone to keep Kathy Ducks family and friends in their thoughts as they mourn her loss.

PROOF OF NOTICE:

Proof of notice was posted in the bulletin board as per the By-laws and Florida Statutes as well as emailed.

MINUTES:

A motion was made by Denise and seconded by Bill to approve the 6/24/24 Board Meeting minutes; all in favor.

OFFICER / COMMITTEE REPORTS:

Treasurer- Denise reports that accounts receivable have been staying under \$3000 and one outstanding account, in particular, has advised payment is being made in full this week. Currently the reserve CD's have earned about \$2600 in interest.

President-Bill discusses the new residential proposal for the golf course property and how it may impact Fairway Isles. He discusses the need to get involved not only as an association but individually. The insurance policies renewed within budget which was fantastic news. He discusses how storm shutters can be installed keeping within the association guidelines.

Management- Sara provides information regarding recent statute updates.

Grounds/Maintenance- Lyne advises the landscape entry project is scheduled for November. Schurlknight has confirmed the mow day will return to Thursdays starting this week. The Phase 2 irrigation repairs are complete.

Pool- Bill thanks the Sprayberry's for pressure washing the pool deck. Discussion is held regarding the lights and fans not being turned off. Lyne reminds everyone that Brians insurance prohibits him from pressure washing.

ARC- Peg reports six (6) applications were received, all approved.

Social- Bill reports there is some interest in holding a holiday party at the November meeting; discussion held. Gloria is interested in setting up a 'trunk or treat' event for Halloween at the entry. Discussion held.

UNFINISHED BUSINESS:

- A. Electrical repairs-** Bill reports the phase 2 pump had another lightning strike and it was recommended to install a lightning rod and/or surge protection. There are also entry lights out. Proposals were obtained for the work to be performed. Bill moves to ratify hiring Brevard Electric to perform the necessary electrical work, Denise seconds; all in favor.
- B. Cabana Roof-** Discussion follows regarding two bids received to replace the original cabana roof; additional bids will be obtained.

- C. **Cabana Renovations-** Bill reports on three proposals obtained for renovations/updates to the cabana area; all were vastly different in pricing. Bill moves to hire MMG to perform renovations/updates at a estimated cost of \$3715 and allow for up to \$500 in contingencies, Denise seconds; discussion follows regarding the scope. All in favor.
- D. **Towing Policy-** Bill discusses the updates to the towing policy to comply with FL Statute. Bill moves to approve the updated towing policy, Denise seconds. Discussion held regarding the possibility of using common ground to convert to overflow parking areas. All in favor to approve the updated towing policy. Bill moves to update the Premier Towing agreement, Denise seconds; all in favor.

NEW BUSINESS:

- A. **Ratify Insurance-** Bill moves to ratify the insurance renewal, Denise seconds; all in favor.
- B. **Board Appointment-** Bill reports due to Kathy's passing there is a vacancy on the Board. There were four volunteers but one has withdrawn. Bill advises he is not comfortable with the Board appointing a replacement to complete Kathy's term and would prefer the membership hold a special meeting to vote on the replacement. He discusses the process of such a meeting which would require a quorum be achieved. Denise agrees. Sara provides information on three options available: the Board appoint a replacement, a special membership meeting to vote on a replacement or hold until the annual meeting in March. Bill moves to hold a special membership meeting to vote on a replacement and to vote on increasing the size of the Board from three to five members starting with the 2025 election, Denise seconds: all in favor.
- C. **ARC Appointment-** Bill advised there are two vacancies on the Architectural Committee; two residents have volunteered. Bill moves to appoint Ann Jevne and Robin Dennis to the ARC, Denise seconds; all in favor.
- D. **Grounds companies-** Discussion held regarding costs with current agreement and proposals.

DISCUSSION/QUESTIONS FROM THE FLOOR:

- Ms. Riley asks about the golf cart pass crossing Morning Cove in regard to the new development.
- Further discussion is held regarding state updates.
- Further discussion is hold on how to oppose the golf course development.

The next meeting is September 23, 2024.

ADJOURNMENT:

As there was no further business, a motion was duly made and seconded to adjourn at 8:32p.m. These minutes are being submitted by Bayside Management Services.