

Fairway Isles at Bayside Lakes Homeowners Association
Minutes of the
Board Meeting
May 14, 2026

BOARD MEMBERS PRESENT CONSTITUING A QUORUM:

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| Ed Riley | President |
| Steve Christian | Vice President |
| Denise White | Treasurer |
| Sara LaPointe | Bayside Management Services |

CALL TO ORDER:

President Ed Riley called the meeting to order at 6:30 p.m. at the Fairway Isles Pool Cabana.

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 Seve and seconded by Denise to approve the 4/23/26 Board Meeting minutes; all in favor.

OFFICER / COMMITTEE REPORTS:

President – Ed reports the signature cards at Chase have been updated.

Treasurer- No report.

ARC- Peg advises there have been seven applications since the last meeting; all approved. She provides the detail for the last three months.

UNFINISHED BUSINESS:

- A. **Fence Committee Report:** Ed reports the fence issue was tabled at the last meeting but is still on the agenda due to continued concerns by residents. He asks for volunteers to reform the fence committee: John Crocker, Ted Hill, Veronica Schade, and Teresa Viega all volunteer. Steve Christian will be the Board liaison. Discussion follows regarding history of this issue, type of fencing, potential location of fencing, safety concerns of residents and information regarding amending the Covenants. No trespassing signs will be installed.
- B. **Cabana Roof-** Sara discusses bids received to replace the cabana roof. Denise discusses the particulars of the bids. Ed moves to hire Ralph Carpenter Roofing, Denise seconds; all in favor.
- C. **Erosion/Solitude Update-** Ed provides information on the current condition of the ponds. Sara reads the report provided by Solitude Lake Management on each pond and their recommendations. Discussion follows. Additional bids will be obtained due to the cost involved. Discussion follows regarding a bid for rock, special assessment potential, grading between homes between Chinaberry and Morning Cove, scoping drain pipes and the canal ownership.
- D. **Approve update for mailboxes-** There has been an update to the ARC rules to include new sources to find the correct mailboxes. Ed moves to approve the update, Steve seconds; all in favor.

NEW BUSINESS:

- A. Operating account change from TD Bank to Truist-** Denise speaks to updating signature cards and recommends moving the operating account from TD Bank to Truist Bank for ease of use for both the Board members and owners having additional payment method options. Sara provides additional information. Denise moves to move the operating account to Truist Association Services, Steve seconds; all in favor.

DISCUSSION/QUESTIONS FROM THE FLOOR:

- Colburn speaks to increasing the size of the Board; he suggests two standbys that will not have voting rights. Ed believes it is more prudent to simply educate the community and push for the vote to increase the Board size at the next annual meeting. This will include providing information and going door to door.
- Discussion is held regarding the new Master Bayside Lakes HOA and what this means to owners.
- John asks about the POA playground; it is in need of repair. Further discussion is held regarding the POA maintenance responsibilities.
- Gloria asks about the Bayside roadway and median maintenance; this falls on the City of Palm Bay.
- Discussion is held regarding the potential development of the Majors property.

ADJOURNMENT:

As there was no further business, a motion was duly made and seconded to adjourn at 7:43 p.m. These minutes are being submitted by Bayside Management Services.

NEXT MEETING: TBD