

CALL TO ORDER:

Meeting called to order at 7:00PM on November 17th 2015 at Bayside community church roll call was made and the following directors were present: Carola Russell, Steve H, Cara Misiewicz, and Ray Miller. Quorum was established with 4 board members present.

This was an annual meeting so the board did establish a quorum with Proxies and homeowners present.

Glen Martin & Megan Abshari let the board now in advance that there would be someone from the Herald there and that they intended to record the meeting. The recording done from a cell phone came out very well and was posted to Facebook.

The board also brought in a legal expert to help with the elections and make sure they were done correctly as for the past 6 or 7 years there had only been incumbents running.

Some residents wanted to speak to the community, in the interest of time each was granted 3 minutes. The following residents spoke, Glen Martin, Megan Abshari, Robert Singer, Kirsten Theisen, and David Branning.

OFFICERS / COMMITTEE REPORTS:

Treasurer:

- Yearly HOA fees are mostly in; Carola to update team with a list of those that have not paid
- The checking account has 57K.

CD motioned and CR seconded to accept the minutes as read, all Directors voted Aye, and none opposed. **MOTION CARRIED.**

ARC:

Compliance:

- Resident at 1st with milk jugs and mulch bags on the side of their house received a second letter and came to meeting. Resident promised to clean up the mulch bags within 3 weeks which the board deemed acceptable. Resident stated that the milk jugs are not against the by-laws and we told him we will check with association attorney and get back to him. Our attorney gave us a note with 3 potential infractions of the milk jugs.
- The board sent a letter to resident on 1st with regard to the fence that is in need of repair. A neighbor told us that he had offered to help with the repair but had not been taken up on his offer.
- SH and RM met twice and exchanged numerous emails with a resident on 147th with regard to an ongoing issue with his neighbor and the lake behind them. We sent the neighbor a letter and spoke to them in person asked the neighbor to remove any and all structures in the lake.

Communications:

- The board received a note from a resident on 7th that believed their closing should have covered their dues. Carola looked into it and straightened it out.
- Received a note from a resident that was having trouble getting on to the Facebook page. RM told her that it was setup by a resident for the community and I was able to add here.

- 3 Estoppels done as homes continue to sell well.
- A resident on Mill Run sent in a note about another home on Mill Run and the number and state of their flower pots and decorations. Resident also volunteered to scan/oversee the look of the neighborhood.

NEW BUSINESS:

- The board did some research with our Attorney and found that elections should not be handled with proxies rather if there are more people running than seats and absentee ballot used. Based on this the board canceled the elections and on advice from legal was told to schedule the elections for the end of January, the 26th.
- The board voted and retained legal counsel with [Telese McKay, Esq.](#)

OLD BUSINESS:

- A resident on 1st sent in a yearly HOA fee check that bounced. Ray to send them an email and if that doesn't work someone to send them a regular mail notice.
- We received a note asking us to look into pressure washing the brick structures at the entry ways. SH will inquire about some quotes. We received a quote of approx. 850\$ depending on if we have water available or not. The board motioned and approved the expense.
- We have an estimate for new benches at the park, the current ones are rusting. Carola will get with Danielle and or Cara and look to pull the trigger on some new benches. We also discussed trying to get some shade around the play area.
- RM took the action to find out from JD how and why much of the correspondence goes to his house.
- The pump that feeds the common area around the 3rd Ave entrance is out, SH to work with irrigator on a price to fix.

Follow UP:

- Getting estimates on some lights that would shine at night but only towards the park and not the neighboring residences. Bob is looking into this and we have an estimate from a local electrician. CM motioned, RM seconded spending 1200 on the gazebo light.
- We have been given the ok by SWFWMD to stock some grass carp and expect this to be happening soon, nothing is very easy, sent notes 9/13, 4/14.
- Discussed putting some curbing in around the smaller Mill creek entry way signs, and allocated up to 1200\$ for this. Bruce to speak with former resident Art Williams at "Curb's Pro".
- New resident on Mill Run asked about low hanging oak trees. This larger issue throughout the neighborhood has been discussed in the past and was discussed again. The board is going to take a multi-prong approach on this.
 - Stage 1.
 - President's letter highlighting this.
 - Landscaper to get quote on doing this for ones on community property.
 - Landscaper to get quote on all of them
 - Stage 2.
 - Board to send notes to those that have not addressed the trees, giving them alternatives to do it themselves or have the board do it.
 - Stage 3.

- Board to cut those that haven't addressed low hanging trees on their property and pass the bill on to the homeowner.
- Discussed switching our PO Box to the PO on Lorraine rd.

Things to consider if we do another newsletter – some addressed in presidents letter:

- Mailboxes: the board again discussed the mailbox issue, the board discussed for some time the possibilities of providing new mailboxes of some kind to all residents as many in the neighborhood look tired and worn. We went back on forth on the type as well would we do posts and how would the new ones be installed. No decision reached yet, but we had some good resident input and are considering using the key club or hiring a handy man to install new ones for willing homeowners.
- Look at a fountain or two for a couple of lakes.
- Tree branches hanging over the sidewalks.

Parking lot:

- Team to come up with fencing guidelines as per covenants
- Bricks looking dull on Rye road what can be done? We will likely address this after the annual meeting.

BOD ADJOURNMENT:

At close to 840PM SH moved to adjourn the BOD meeting, all Directors voted Aye, none opposed. **MOTION CARRIED.**