

Bayberry Lakes Homeowners' Association, Inc.

Board of Directors' Meeting

Thursday, October 21, 2022

Call to Order: The Bayberry Lakes Homeowners' Association, Inc., Board of Directors' Meeting was called to order by President W. Kamer at 7:00PM at the Bayberry Lakes Clubhouse, Daytona Beach, Florida.

Quorum Established:

William Kamer	President	Present
Sabrina Zahnen	Vice President	Present
Nathan Ambroziak	Secretary	Absent
Kristina Sanders	Director	Present
Kathleen Ridall	Director	Present
Tom Zahnen	Director	Present
Selina Ahmadzadeh	CAM	Present
1 Owner	Present	

READING OF MINUTES: Motion made by S. Zahnen, seconded by K. Ridall, to waive reading and approve the minutes of August 31, 2022; motion carried.

FINANCIAL REPORTS: Verbal and written financial reports provided, including but not limited to: Operating \$103, 052.19 (09/22), Reserve \$81,407.28 (09/22), KB Homes Settlement \$51, 854.57 (09/22). One home in collections with counsel. Motion made by S. Zahnen, seconded by K. Sanders, to approve the financials as presented; motion carried.

MANAGERS REPORT: Written report of items completed and/or pending (8/22 - present). Written violation report provided (08/22). No violation inspection being conducted in October due to Hurricane Ian.

COMMITTEE REPORTS:

ARC: K. Ridall, Chair, was present. Working with counsel regarding Driveway extensions.

NEIGHBORHOOD WATCH/POLICE DETAIL: M. Royer, Chair, not present. Written report provided. Caution to all regarding Halloween. Participants should wear/use items that allow them to be seen (reflective) when on site. It is recommended owners contact Daytona Beach Police when vacationing to request a Vacation House Check. Management will send email blast to all owners.

BLOCK HAPPENINGS/COMMUNICATIONS: Last event had a wonderful turnout and was enjoyed by all. Many thanks given to K. Sanders for all of her hard work on the event.

YARD OF THE MONTH: Helen Tucker not present. 541 Bayberry Lakes Blvd. is this month's winner.

UNFINISHED BUSINESS:

- Clubhouse Restrooms – Locking System – Two proposals provided and reviewed. Motion made by K. Sanders, seconded by S. Zahnen, to table until next meeting; motion carried. Management to ask vendors if they can hold prices.
- 2022 Community Projects (Painting of LPGA Entrance Wall)
 - o Painting of LPGA Entrance Wall – Two updated proposals provided including painting of both sides of wall and exterior of clubhouse. Motion made by S. Zahnded, seconded by T. Zahnen, to accept proposal from Raines Painting for \$7,995.00 for repainting of exterior of clubhouse and \$69,800.00 for repainting of both sides of LPGA wall; motion carried. Project will begin once tree trimming is completed.
- Driveway Discussion – General discussion regarding driveway extensions. ARC has been working with counsel for guidance. Management to send letter to owners with parameters.

NEW BUSINESS:

- Pool Equipment – On-going issues with equipment due to age. Management to obtain proposals later this year on replacement of entire system in 2023.
- 2023 Budget Preparation – 2023 proposed budget worksheet presented and reviewed. Motion made by K. Sanders, seconded by T. Zahnen, to increase dues by \$25.00 annually; motion carried. Motion made by K. Sanders, seconded by K. Ridall to move the KB Homes funds into the painting reserves for next year as new line item for mile long wall; motion carried.

BOARD MEMBER REMARKS:

- W. Kamer would like to begin stocking the ponds.
- K. Sanders & S. Zahnen to research options for a holiday event on December 3, 2022 (4PM to 7PM, tentative).

RESIDENT PARTICIPATION: None.

Adjournment: Motion made by K. Sanders, seconded by S. Zahnen, to adjourn the Board of Directors' meeting at 7:55PM: motion carried.

Next Board Meeting Date: December 1, 2022 at 7PM - Budget