

Bayberry Lakes Homeowners' Association, Inc.

Board of Directors' Meeting Minutes

Thursday, June 27, 2019

Call To Order: The Bayberry Lakes Homeowner's Association, Inc., Board of Directors' Meeting was called to order by President B. Kamer, at 7:00PM at the Bayberry Lakes Community Clubhouse, 120 Elderberry Drive, Daytona Beach, Florida.

Determination of Quorum:

William Kamer, Jr.	President	Present
Kevin Tucker	Vice Present	Present
Kathy Medlin	Secretary	Present
Adam Tominsky	Treasurer	Present
Joy Hagstrom	Director	Present
Kathleen Ridall	Director	Present
Sabrina Zahnen	Director	Present
Tom Zahnen	Director	Present

Motion made by K. Ridall, seconded by J. Hagstrom, to appoint Diane Evans as Director; motion carried (7-1).

Approval of Minutes: Motion made by K. Medlin, seconded by K. Tucker, to waive the reading and approve the Minutes of May 2, 2019; motion carried.

Financial Reports: A. Tominsky provided written and verbal financial reports: Balance Sheet (06/19) and Profit & Loss Budget vs. Actual (01/19-06/19), and Customer Balance Summary and Legal Update (s) of the 8 properties currently in collections (06/19), ICI/Bayberry Colony payment report (06/19).

Management Reports: Written management report was provided for items completed/pending (05/19-present). Grass Carp Stocking report (04/19) was provided. Written maintenance report(s) provided (06/19). Survey was condensed and is now interactive on the community website. 4-5 responses to date have been positive.

ARC: Minutes provided. Committee list to be updated to include Timothy Hagstrom. Floodlight Guidelines were proposed and approved stating floodlight may not replace coach lights and floodlights mounted on homes must not have any visible wires.

Neighborhood Watch: M. Royer reported a car theft issue. Also, to watch for traffic pattern changes along I4/95 exits. He has also requested police be present for the community function in July.

Block Happenings: B. Kamer advised the yearly community event themed "Make your Home Great Again" is scheduled for July 27, 2019, 12p-3p. Vendors and police/fire have been invited, light food and drinks will be provided, and raffles/gift cards will be available. Notices are forthcoming.

Community Garage Sale: While not a board event, Casey Brown has volunteered to chair a community garage sale on or about September 7, 2019.

Yard of the Month: Appreciation was given to Sheila Minor for volunteering to assist with the monthly task of choosing a Yard of the Month (which is posted on the association website).

Newsletter Committee: J. Hagstrom is working to put together a community newsletter with advertisers assisting in costs. Treasurer and Secretary are asked to assist with articles.

Violation Report: Written violation report provided (06/19). 2 residences on Springberry are dorms that are creating a community nuisance and management asked to schedule meeting with Code Enforcement and City Councilman. Owners are reminded to contact police with any disturbance issues. Legal is to be asked to draft a form to be required by owners to sign stating the residence will not be used for commercial activity (i.e. Air BNBs) nor dorm living facilities. Discussions occurred regarding the allowance of 'children at play' signs. This is a safety concern and the board does not want to take further action against these notification signs being used to protect children.

Old Business:

*ICI/Bayberry Maintenance Agreement: Agreement has been finalized and is circulating between City and ICI for execution.

*Light/Post Replacement Orders: Better Barricades stated 4-6 weeks for the replacement post hit by a driver (insurance funds have been received) and 1 post to be used for parts.

New Business:

*Landscaping: Landscaper requested meeting with K. Medlin to discuss additional projects. Motion made by K. Medlin, seconded by A. Tominsky, to approve \$700 per cut (estimated at \$2,800 per year) for the area adjacent to LPGA Blvd., from the entrance north to the end of the wall; motion carried. B. Kamer stated mowing NOT to be completed if the County actually does it.

*Reclaimed Water: Rountree and City of Daytona Beach are discussing the possibilities of adding reclaimed water hubs to common areas absent irrigation. While the hub itself is \$5/month, the irrigation necessary may be cost prohibitive. Rountree to follow up. Suggestion made to contact City of Port Orange regarding 'water free' grass installed at the Riverfront Park.

*Shed Amendment/Alternative Parking: Per the recent Town Hall Meeting, suggestions were made regarding alternative parking plans to reduce overnight congestion and safety concerns for residents parking in the roadway.

1) A proposed parking memo was drafted discussing implementing a "park on the same side of the street" plan. Motion made by T. Zahnen, seconded by K. Tucker, to approve the plan; motion failed (2-6). Motion made by K. Medlin, seconded by K. Tucker, to approve the plan; motion failed (3-5).

2) Proposals received to add additional parkage to area closest to Cinderberry/Bayberry Lakes ranged from \$12,050 - \$16,500. Board members not in favor at this time.

3) Proposed amendment request drafted to allow owners to have sheds to make room in garages for vehicles. Proposed amendment/proxy/guidelines to be forwarded to all owners for vote at the August meeting.

Resident Participation/Open Forum:

*Members contributed to the meeting throughout the meeting.

*Bayberry Colony installed sales signs on incorrect property. A survey is pending and the signs are expected to return once property boundaries are confirmed.

*Management asked to contact Publix Works regarding light on Tournament as it appears to be malfunctioning.

Next Board Meeting: August 22, 2019 (Membership 6:30P/Board 7:00P)

Adjournment: Motion made by K. Medlin, seconded by K. Tucker, to adjourn the Meeting of the Board of Directors at 8:35PM; motion carried.