

Bayberry Lakes Homeowners' Association, Inc.
Board of Directors' Meeting Minutes
Thursday, December 7, 2017

(Note: Approved board members met prior to meeting with FCB to update banking solutions.)

Call to Order: The Bayberry Lakes Homeowners' Association, Inc., was called to order by President B. Kamer, at 7:00PM, December 7, 2017, at the Bayberry Lakes Homeowners' Clubhouse, Daytona Beach, Florida.

Roll Call and Determination of Quorum:

Bill Kamer	President	Present
Kevin M. Tucker	Vice President	Present
Adam Tominsky	Treasurer	Present
Bob Pittillo	Secretary	Present
Sabrina Zahnen	Director	Present
Kathleen Ridall	Director	Present
Tom Zahnen	Director	Present
Nicholas Burrows	Director	Present
Michael Panaggio	Director	Present

Approval of Minutes: Motion made by T. Zahnen, seconded by N. Burrows, to waive the reading and approve the Minutes of October 26, 2017; motion carried.

Financial Report: A. Tominsky provided a written and verbal financial report including, but not limited to: September/November Balance Comparisons: Operating 09/17 \$85,368.23 and 11/17 \$59,114.70; 09/17 \$72,267.58 and 11/17 \$74,855.94. Outstanding Dues and Fees: 09/17 \$19,252.17 and 11/17 \$14,033.17. Motion made by B. Pittillo, seconded by T. Zahnen, to approve the financial report as presented; motion carried.

Management Report: Written report provided to the board (10/17) of pending and completed items.

ARC: Written Minutes for 10/17 and 11/17 were provided. K. Ridall reported the December meeting recently took place and several submittals were reviewed. 104 Loganberry submitted an approval to not replace shrubbery and plantings that were removed that the residence received a violation for. Motion made by B. Pittillo, seconded by K. Ridall, to approve management forward correspondence to 104 Loganberry that the CC&Rs must be followed and owner must replace removed plantings; motion carried. Management to review CC&Rs for any additional rules/regulations regarding limits shutters may remain in place. K. Ridall to provide a list of those homes that still have not removed shutters.

Neighborhood Watch: S. Zahnen reported several criminal mischief activities, including, car break ins and disturbance of the peace. Assistance is needed with establishing a neighborhood watch community meeting with the DBPD. Management to forward email blast to owners asking for volunteer(s).

Block Happenings/Communication Committee: Holiday decorations will be discussed in October 2018. Volunteers will be needed to assist at that time.

Yard of the Month Committee: This month will be the Holiday Lighting which will take place on or about December 15, 2017.

Resolution/Violation Committee: Clifton Management has assumed the responsibilities for violations. A written report was provided for pending violations and those that have been forwarded to legal. Several owners, whom failed to correct violations, are now receiving second correspondence from legal requesting pre-suit mediation. The \$10 certified mailing fee for the 3rd violation letters is not to be waived. B. Kamer requested board members support management in violation issues as these are being sent only for the purpose of keeping the community to a higher standard. N. Burrows recommended a review of the statement/letter for possible conflicts in a \$25 late fee on top of \$10 certified mailing fee.

Unfinished Business (2017 Pending Projects):

Community Signs: N. Burrows related a misunderstanding in the ordering of the previously approved board meeting signs on the part of the vendor. He has taken it upon himself to pay the difference of \$521 in order to remedy the issue. Motion made by M. Panaggio, seconded by B. Pittillo, to approve reimbursement to N. Burrows in the amount of \$521; motion carried. And, the new signs look fantastic!

Basketball Courts: M. Panaggio has repaired the basketball nets. However, it has been determined that the backboards only need to be replaced vs. the poles as well which would have been labor intensive. New backboards are being ordered. S. Bowen Painting has been contacted to paint the courts and re-line. All items are still anticipated to be within the previously approved budget. B. Kamer recommended management be notified upon scheduling of work to post the temporary closure of the courts.

Entryway/Fountain Lights: Current Innovations Electric is scheduled to be on site.

Shared Entryway Bayberry Colony/ICI: As previously discussed, ICI is contributing to the maintenance of the common entryway and payment is forthcoming.

KB Homes Lawsuit: Email blast was sent thru management to all owners from legal with attached documents provided directly from legal. It was noted that the email blasts sent from management, at first glance, appear to be spam and/or a threat. Management will review.

Pool Pavers/Concrete Repair: K. Tucker and A. Tominsky met with several vendors. K. Tucker reported that 4 proposals have been received ranging from \$16,000-\$21,000. Four (4) proposals for both paver/decking project and (2) proposals received for pool resurfacing and paver/decking project. Board agreed the project must be completed prior to Spring 2018, only the paver/decking project should be completed, and materials alone will take 3-4 weeks for delivery. Motion made by T. Zahnen, seconded by K. Ridall, to approve spending up to \$20,000 for the pool pavers/concrete repairs with K. Tucker and

A. Tominsky as lead board members to report to board final decisions/approval of vendor; motion carried.

NEW BUSINESS:

Adoption of 2018 Proposed Budget: Motion made by K. Tucker, seconded by B. Pittillo, to approve the 2018 Proposed Budget; motion carried. Notice of this meeting and proposed budget was mailed to all owners. Management to insure FCB forward coupons with proper due date March 1, 2018.

2018 Proposed Community Projects:

Landscaping: B. Kamer, Management, and Rountree are scheduled to meet at the Bayberry clubhouse December 21, 2017 at 1PM. There is currently a 5 year contract with Rountree. Items to be discussed include, but are limited to, long term landscaping improvement planning and current landscaping at clubhouse. Suggestion: Possibility of bulk purchases by Rountree to benefit owners. Management is also awaiting proposals per October meeting (playground mulch/owner flier).

Bear Grant: Management to contact FWC and seek grant funds for 304 bear proof trash cans. Pricing can be obtained thru Waste Management.

Open Floor/Resident Participation/Board remarks:

*Members commented throughout meeting.

Next Meeting: Board of Directors: January 25, 2018 @ 7PM

Adjournment: Motion made by S. Zahnen, seconded by K. Rucker, to adjourn the meeting at 8:15PM; motion carried.