

Bayberry Lakes Homeowners' Association, Inc.

Board of Directors' Meeting

Thursday, December 1, 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	Present
Kristina Sanders	Director	Present
Kathleen Ridall	Director	Present
Tom Zahnen	Director	Present
Selina Ahmadzadeh	CAM	Present
2 Owners Present		

READING OF MINUTES: Motion made by K. Ridall, seconded by T. Zahnen, to waive reading and approve the minutes of October 20, 2022; motion carried.

FINANCIAL REPORTS: Verbal and written financial reports provided, including but not limited to: Operating \$92, 265.77 (10/22), Reserve \$133, 268.58 (10/22), KB Homes Settlement has been moved to reserve account. Motion made by K. Sanders, seconded by S. Zahnen, to approve the financials as presented; motion carried.

MANAGERS REPORT: Written report of items completed and/or pending (10/22 - present).

COMMITTEE REPORTS:

ARC: Nothing to report.

NEIGHBORHOOD WATCH/POLICE DETAIL: M. Royer, Chair, not present. Written report provided. A few thefts and vandalism have been reported over the past month in the area, but no major crimes.

BLOCK HAPPENINGS/COMMUNICATIONS: Holiday Event on Sunday, December 4, 2022 from 4pm to 7pm featuring Santa Clause.

YARD OF THE MONTH: Helen Tucker not present. 440 Bayberry Lakes Blvd. is this month's winner.

UNFINISHED BUSINESS:

- Clubhouse Restrooms – Locking System – Proposal from American Gate Services LLC in the amount of \$13, 552.04 presented and reviewed to obtain entire new FOB system for pool, bathrooms, and courts. Price cannot be guaranteed any longer. Motion made by S. Zahnen, seconded by K. Ridall, to accept proposal as presented; motion carried.
- 2022 Community Projects (Painting of LPGA Entrance Wall)
 - o Painting of LPGA Entrance Wall – Pending tree trimming completion.
- Pool Equipment – Management to obtain proposals for entire new system.

NEW BUSINESS:

- 2023 Proposed Budget: Proposed budget presented and reviewed. Motion made by K. Ridall, seconded by T. Zahnen, to adopt the proposed budget as presented; motion carried. New HOA dues will be \$550.00.
- Ponds – Fish: Proposal provided from Mallard Environmental Services in the amount of \$2, 587.50 to re-stock the ten community ponds with Triploid Grass Carp. Motion made by T. Zahnen, seconded by K. Ridall, to accept proposal as presented; motion carried.

BOARD MEMBER REMARKS: None.

RESIDENT PARTICIPATION: None.

Adjournment: Motion made by K. Sanders, seconded by T. Zahnen, to adjourn the Board of Directors' meeting at 7:22PM: motion carried.

Next Board Meeting Date: January 26, 2023 at 7PM