

Meeting Minutes – 2/4/25 – Board of Directors Meeting

Date/Time: Tuesday, February 4th, 2025 at 6:00 PM ET

Location: Publix

In attendance:

- Board members: Dan Davis (President), Drew Holt (Director), Neal Milton (Director), Maggie Kane (Director), Jeannine Malay (Treasurer)
- Property Manager: Magda Hatka, Ameri-Tech Community Management

Meeting convened: 6:14 PM ET

- Certify Quorum of the Board and Membership – Certified
- Approval of December 4th, 2024 meeting minutes – Approved
- Unfinished business:
 - Vote to switch from current landscaping contract with Millenium - Vote passes (*Motion: Dan/proposed, Drew/second, All in favor*)
Dan is currently working to gather information regarding a new company. We have to give the current landscaper 60 days notice.
 - Vote to impose special assessment due to budget deficit and Flood insurance increase - Vote passes (*Motion: Dan/proposed, Neal/second, All in favor*)
 - There is a shortage of \$30,000 in the 2024 budget as well as a Flood Insurance price increase of \$38,600.
 - In order to address these deficits, the board discussed implementing a special assessment of \$489 dollars which could be paid all at once, or in installments of \$97.80 for 5 consecutive months beginning on April 1st and to be paid in full on or before August 1st.
 - The Board will discuss whether to increase the proposed assessment fee to include the costs for resurfacing the pool, purchase of new pool furniture, and new mulch. This will be discussed at the next meeting.
- New business
 - Vote to switch from Waste Management to Republic Service - Vote passes (*Motion: Dan/proposed, Drew/second, All in favor*) . Drew will identify the window of time during which the compactor is being emptied. Residents will be notified of the time frame that the contractor will not be available in order to avoid trash piling up in front of the dumpster.
 - Vote to switch from current pond maintenance provider to Dragonfly Pond Works Contract: Vote passes (*Motion: Drew/proposed, Dan/second, All in favor*)
 - Legal updates from the Association Attorney
 - Vote to enact Violation policy – Vote passes (*Motion: Drew/proposed, Neal/second, All in favor*)

The Bayside Key Homeowners Association Violation Policy will be enforced. We will need to recruit 3 non-board members of the community to comprise the Violation committee. This committee will monitor violations and help determine fines and protocol.

The Board will work on recruiting members

- Vote to enact Collection policy- Vote passes (*Motion: Drew/proposed, Neal/second, All in favor*)

Collections will be enforced for community members who have not paid monthly association fees. This was discussed with the attorney.

- Board meetings
 - Vote to establish monthly meetings for the Board and community until issues are resolved – Vote passes (*Motion: Drew/proposed, Neal/second, All in favor*)

Next meeting scheduled for March 4th, 6:00 PM ET at Publix

Meeting adjourned: 8:00 PM ET

Minutes compiled by: Maggie Kane