

# BAYRIDGE HOA

## Caring for Our Community

Bayridge Subdivision Homeowners Association  
PO Box 110224, Palm Bay, FL 32911 [bayridgehoapalmbayfl@gmail.com](mailto:bayridgehoapalmbayfl@gmail.com)

### Agenda

1. Call to order
2. Roll call of members present
  - a) Brian Wilson – President
  - b) Bill Healy – Vice President
  - c) Dawn Gannon – Treasurer
  - d) Jessika Craven – Secretary
  - e) Kashara Jackson – Member at Large
  - f) Cathy Rouwhorst – Member at Large
3. Approval of minutes from the previous meeting – Approved, no updates or changes requested to previous meeting minutes
4. New business
  - a) New landscaper – Central Florida Lawncare and Landscaping – 30 day contract with this company if at anytime we become no longer satisfied we are only required to give a 30 day notice, and contract can be terminated. Increase of \$5000 over previous contract. Current budget for landscaping \$27,000, previous contract was \$22,000.
  - b) Motion to hire Reserve Advisors to conduct a reserve study – After following up with multiple advisors the board has selected to move forward with “Reserve Advisors” to conduct the reserve study. Reserve Advisors will be available to conduct the study in September 2023. Costing for this is \$3300. They will provide their findings, to the board who will share findings at the HOA meeting following study conduct.
  - c) Pond Update –
    - i) FPL power meters – 2 transformers within the community will be required. This will require some time. As a reminder it took FPL 1 year to get the new lights installed. No timeline for completion has been provided by FPL as of this meeting. Brian will provide update once received.
    - ii) Fish Stocking - Motion to purchase fish from Pond Stockers to mitigate Midge flies and other insects – eCOR has advised there is nothing they can do for the flies but recommended that lake be stocked with fish. They have suggested finger length catfish and blue gill, which will attack the midge flies and other insects. There is a company from Tampa, “AA Pond Stocking”, who can deliver as early as next week to stock the pond. \$1500 was reallocated from the reserve to cover the purchase of 1000 catfish and 200 blue gill, at \$75 per 100 fish. The company has also offered to provide us with education on how to create our own breeding grounds with the use of barrels in the water to prevent us from having to repurchase yearly.
  - d) Traffic Calming Update – First step recommended to the HOA is a traffic study speed test, to

determine average speed individuals travel the neighborhood road. The average speed would determine whether the speed limit should be raised or lowered, or which traffic calming measure sure be taken. HOA would be liable if speed humps are installed, and an accident occurs. Speed humps could be required to be removed if installed prior to conducting traffic study. Brian to reach out to Brevard County Sherriff to get contact information for companies who conduct study. No motion to pass currently. The board continues to work on collecting information, more information will be forthcoming once available.

- e) **Enforcement of Bylaws – Common Area Parking, Garbage Bin Storage, and Landscaping –** The HOA will be issuing fines for garbage cans not covered from the roadway via vinyl covering or storing inside your garage, landscaping not being maintained (i.e. grass cut regularly, pulling weeds, re-mulching of landscape beds, etc), parking on the grass of common areas. **Landscaping -** The board will follow the same guidelines for fines as have occurred historically. The first violation will be a “friendly reminder notice”, second violation will result in a fine of \$50, third violation will result in a fine of \$100, any additional violations following the 3<sup>rd</sup> violation will result in \$100 fine, max of \$1000 per year from date of receipt of first notice. Homeowners can appeal any notice immediately upon receipt. **Common Area Parking –** Difficult to enforce as a board and community. No additional parking spaces available currently. Board will continue to look into potential options, but as of now the priority has been on pond and speed limit reduction. Suggestion from homeowner to hire company to patrol community. Board would love to be able to hire but at this time that is not an option. Community is encouraged to email the board and advise them of a parking violation. First violation “friendly reminder notice”, each violation following will result in \$50 fine, max of \$1000 per year from date of 1<sup>st</sup> violation. **Garbage Bin Storage –** Trash bins can be left on the road from 6pm the night before trash/recycle pick up to midnight the day of pick up. Following that timeframe any trash cans left on the roadway will receive a notice. First notice will be a “friendly reminder” with 48hours to resolve, each notice after will result in \$50 fine up to a max of \$1000 per year from the date of first violation.
- f) **Garden Club –** Front entrance weeding and mulch refresh on July 2 at 8am – come out pull weeds, refresh mulch, and clean up trees. Iris plants to be pulled up, any iris plants pulled are free to any neighbors interested. If you want plants come collect prior to Monday morning, after Monday morning the plants will be disposed of. Bring your own refreshments.

- 5. **Open Discussion –** Margie reminds neighbors to please provide detail to all ARB request forms. Detailed description (including measurements, materials, and additional details available)

Frank inquires where the additional costing for landscape company is coming from. Previous contract was \$22,000 current contract is \$5000 more, but \$27,000 is what is currently budgeted for landscaping.

Frank inquires what is being done about providing aeration for fish? Per Brian after discussion with multiple organizations aeration is not required. Frank asks why are we getting the fountains if not aeration is required? Per Brian the fountain will provide additional benefits on multiple levels to resolve the current issues from pond.

- 6. **Adjournment -**meeting adjourned at 9:30pm

**\*\*Please note that any necessary funding for the proposed motions will come from existing reserves or budget lines, there are no plans for a special assessment or to raise annual dues at this time.**

If you have any specific topics or concerns that you would like to bring up at the meeting, please let us know in advance so that we can make sure to address them during the meeting. You can reach out to us at [BayridgeHOApalmbayFL@gmail.com](mailto:BayridgeHOApalmbayFL@gmail.com) to share your thoughts.

The Zoom meeting can be accessed with the following login information:

**Zoom Platform - <https://us06web.zoom.us/j/79392888616?pwd=F82645BOI0EK8ZnpYOnzf4pOW3AaS.1>**

**Meeting ID: 793 9288 8616**

**Passcode: Bayridge**

We appreciate your participation and look forward to seeing you at the meeting.

Bayridge Board of Directors