



Board of Directors ♦ Bayridge Subdivision Homeowners Association ♦ P.O. Box 110224 ♦ Palm Bay, FL 32911

Bayridge Homeowners Board Meeting Agenda October 28, 2023, 10:00AM EST

Zoom Platform

<https://us06web.zoom.us/j/79392888616?pwd=SHIEUVBiaFpuSG5lU0Mya2dRaEJodz09Meeting>

ID: 793 9288 8616 Passcode: Bayridge

- 1) Welcome and call to order – 10:01am
- 2) Calling of the roll – All Board members in attendance
- 3) Approval of June 29, 2023, Meeting Minutes (Attached) – unanimously approved with no updates or objections.
- 4) Committee Updates
 - i) Finance –
 - (1) Proposed 2024 Budget – Bank service fees and quick service fees were higher than anticipated, but overall, under budget. Insurance \$700 (37% increase) higher than expected. Sought out quotes from other insurance companies. All were higher than expected. Budget development process included the data from the reserve study which recommended \$36,000 be added to the reserve fund next year which would result in fees being set at \$739 per home. However, the Board is recommending a more even and gradual approach by proposing \$20,000 be added this year and the following 4 years, stabilizing HOA fees for the next 5 years. The proposed HOA fee for 2024 is \$627. HOA fees should only increase over the next 5 years based on inflation.
 - (2) Our insurance carrier has inquired why we have no safety equipment near the lake and suggested adding an emergency phone and floatation device.
 - (3) 2024 will be the 2nd year of a high FPL 3-year budget increase, which was previously mentioned at several Board meetings over the last two years.
 - (4) Landscaping was higher than budgeted due to changes in the landscape company.
 - (5) A homeowner stated his objection to the fountain installation for the lake, and requests that this be omitted in favor of decreasing overall dues. President Brian Wilson noted that the storm retention pond requires maintenance, and the fountains were voted on at previous meetings to resolve these issues. Minimal maintenance to clean an algae, and pump replacement every 5-10 years as with any irrigation system.
 - (6) A homeowner inquired about a breakdown of the \$20K reserves and requested that an update be provided to the homeowners when projects have been completed and/or when they begin.
 - (7) The reserve study report will be added to the HOA website for homeowner review. Any questions following the review can be emailed to the HOA email for response.
 - ii) 2024 Election – Call for volunteers
 - (1) Dawn Gannon will be stepping down from board at the end of the year. Should you be interested in stepping up please email the HOA.
 - (2) The Board will post and distribute a call for volunteers.
 - iii) Infrastructure and Grounds
 - (1) Thanks to David and Gary Harder for installing the Doggie Bag stands and to Gary for repairing the bulletin board by the mailboxes.
 - (2) Landscaper will not weed against homeowner property to prevent any potential dispute regarding damages. If homeowners have a fence, they are responsible for weeding the back of their fence.
 - (3) David expresses interest in beautification of the neighborhood as a priority, such as adding benches at the corners, front interest landscape being updated. Brian seconds that thought.

iv) Communication –

- (1) The website for the HOA is up and running.
- (2) Newsletter for holiday is in progress send suggestions to communication committee.

v) Events –

- (1) Halloween event 31Oct2023 starting at 4:30pm-7pm. There will be food trucks, a craft table with activities for children to complete there or take home, and a glow stick for each child. A “photo booth” with hay bales, mums, and pumpkins will be set up for family pictures or pictures of the kid’s costumes.
- (2) Holiday event coming December. Jessika will be taking a poll on our FB page to see what Saturday most of the community would be able to attend. If you are not on FB and wish to provide your availability please send an email to the HOA, attention Events/Jessika. There will be hot cocoa, baked goods, and snacks, ornament decorating station, and Santa will be there with decorated Santa’s workshop, parents are welcome to take pictures with Santa. Additionally, a mailbox for letters to Santa will remain at the front entrance next to the mailboxes for the children to drop off their letters to be sent to the North Pole. (Targeting to have mailbox for letters to Santa up no later than 02Dec2023 so kids can drop them off even if they aren’t able to attend the event). After you grab a drink, snack, and get your picture with Santa we will encourage everyone to walk the neighborhood to check out all the lights!!!
- (3) Our 2nd Annual Bayridge HOA Holiday Lights competition will kick off again this year. A voting link will be sent out following the Holiday party. House with the most votes will win the trophy and bragging rights for the whole year. Bill Healy is the current reigning champion, so let’s give him some good competition.

vi) ARB –

- (1) A member of the ARB has stepped down leaving a vacancy. If homeowners would like to volunteer to fill this position, please send an email to the Board.
- (2) Homeowners, please check the website for required permits, forms, etc., before submitting their ARB form.

5) Open Discussion/Questions from the Community –

- a) A homeowner asked if we could do a special assessment for the fountains vs adding to HOA dues. Brian responded that the lake is a utility for which we are responsible, and the Board previously voted to move forward with the installation. Additionally, the new level of funding each year for the reserves keeps HOA dues stable over the next 5 years vs increasing each year. Multiple options discussed; special assessment would be an additional \$175 per home on top of dues. A member also suggested we do a special assessment of \$1000 to cover all pending items and fix them all at once. No action taken.
- b) A homeowner asked if we are retaining the fish or if the fish are escaping/dying? A: Per Brian there is a shock test which can be performed to determine retention of fish. However, there may be a misunderstanding on how the water leaves the retention pond and goes to the canal. There are flow restrictors with caps that strain the water out which prevent the fish from escaping.
- c) A homeowner noted some wet spots in the road near Brian’s home and asked if there might be a leak or something that is deep beneath the road that might rupture, or cause repair required. Brian responded that this may be the result of a sprinkler head that has malfunctioned, or a valve has been clogged or stuck, due to sand or dirt preventing the head from closing. This results in the sprinkler head dripping water constantly. Irrigation control box may need to be cleaned out to resolve the issue. The Board will follow up.
- d) A homeowner expressed concern about a handicapped couple who walk the neighborhood regularly and have to walk around cars blocking the sidewalk. Brian noted that there is no solution for parking issues at this time. This has been an ongoing issue since the community began. HOA will not enforce any parking requirements for homeowners in their driveways. The traffic study is on pause as the Board has been unable to locate a company to perform the study. Palm Bay police can perform, but they have advised that it most likely will increase the speed limit. Only a couple of instances which would result in lowering and they don’t expect our community would meet those requirements.
- e) A homeowner asked when the mulch and plants will be updated at the front entrance. The Board is contacting local nurseries and landscaping companies for pricing. There is also the potential for neighbors to assist with this project, minimizing the cost and an increase in dues. Many community members are willing to assist. More information forthcoming.

- i) A homeowner asked why a homeowner is allowed to park on the side of the road for several days. Brian reiterated that there is nothing we can do about parking at this time. However, the Board will reach out to the homeowner and ask them to park in their driveway.
- 6) Next Meeting TBA – next meeting to occur end of Nov-early Dec, official date forthcoming.
- 7) Adjournment – 11:38am

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