

Bayview at the Township
Board of Directors Meeting
Open Session Minutes
4131 Coral Tree Cir, Coconut Creek, FL 33073
April 1, 2025 7:00pm

Call to Order/Verification of Quorum

Emmanuel called the meeting to order at 7:00 pm

- Board members in Attendance: Emmanuel Alvarado (President), Jose Guerra(Vice President), Arleen Fromer(Director), Nancy Gainer(Treasurer), Tifanny Taylor(Secretary)
- Management Present: J&L Jim
- Board Members Absent: NONE

Approval of Minutes: Approval of March 4, 2025 minutes. Emmanuel Alvarado motioned for approval, Arleen Former approved, Jose Guerra 2nd. All in favor.

Homeowners Open Forum:

- Insurance Update: Liberty Insurance agent Barbara provided residents with information regarding the renewal of their insurance policies. She noted that premiums may be lower this year. Additionally, Barbara distributed a document outlining the responsibilities of homeowners versus those of the association in the event of an emergency.
- Pool Maintenance: It was brought to the board's attention that a new pool skimmer is needed.
- Security Concerns: A resident inquired about the differences between J&L and Castle Management, particularly in light of a previous vehicle theft incident.
- Vehicle Registration System: Jim from J&L introduced a new system for registering resident and guest vehicles. This system aims to prevent vehicles from being booted.
- Tree Removal Update: The removal of certain trees on the property has been temporarily placed on hold. The City of Coconut Creek has determined that some of the trees may still be alive.
- Pet Policy Enforcement: Residents raised concerns about non-service and non-emotional support animals on the property. The board, in collaboration with J&L, will be working on a plan to address and enforce pet regulations.

- Management Transition: The last day of service with Castle Management will be April 30, 2025.

- Property Maintenance: Pressure cleaning of the property will be conducted moving forward as part of regular maintenance.

New Business:

- Irrigation System: The board approved changing the current irrigation company due to lack of proper maintenance and attention while under contract.
- The board also approved repairs to the irrigation system, as it was found to be in need of fixing during a recent property walkthrough.
- The board approved a raise for Michael and agreed that he will now be managed directly by J&L instead of a third-party company.

Unfinished Business:

- NONE

Adjournment

With no further business to discuss, Emmanuel adjourned the meeting at 8:24 pm. Jose 2nd all in favor.

Respectfully Submitted By:

Tiffany Taylor, Recording Secretary
Bayview at the Township