

Bayview at the Township
Board of Directors Meeting
Open Session Minutes
4101 Coral Tree Cir, Coconut Creek, FL 33073
March 4, 2025 7:00pm

Call to Order/Verification of Quorum

Jose called the meeting to order at 7:00 pm

-Board members in Attendance: Jose Guerra(Vice President), Arleen Fromer(Director), Nancy Gainer(Treasurer), Tiffany Taylor(Secretary)

-Management Present: J&L Jim

-Board Members Absent: Emmanuel Alvarado (President)

Approval of Minutes: Approval of December 10, 2024 minutes. Jose Guerra motioned for approval, Tiffany Taylor approved, Arleen Fromer 2nd. All in favor.

Homeowners Open Forum:

- Jim from J&L introduced himself and shared background information about his company with the residents.
- Residents inquired about the rules regarding pets on the property. The board clarified that pets are only allowed if they are emotional support or service animals.
- Several residents mentioned difficulties with opening their mailboxes, especially when large packages are received. The board agreed to look into this issue further. Residents were also informed that they can change their personal mailbox locks if necessary.
- The board reminded residents to continue contacting Castle for any issues and assured them they would be informed when the transition to J&L is complete. payments should continue as usual.
- Residents expressed concern about ensuring that new management will enforce rules consistently throughout the community.
- Jim from J&L observed that the landscaping and lighting at the Bayview property need improvement.
- Pressure cleaning of the sidewalks is planned to take place in the near future

New Business:

- The board moved to approve the contract with Ambush Pest Control and discontinue services with Pro Pest Control, as Ambush offers the same services at a lower cost.

Unfinished Business:

- The removal of a tree was not discussed due to time constraints and will be added to the agenda for the next meeting.

Adjournment

With no further business to discuss, Jose adjourned the meeting at 8:45 pm. Tiffany 2nd all in favor.

Respectfully Submitted By:

Tiffany Taylor, Recording Secretary
Bayview at the Township