

Bayview at the Township
Board of Directors Meeting
Open Session Minutes
4131 Coral Tree Cir, Coconut Creek, FL 33073
May 6, 2025 7:00pm

Call to Order / Verification of Quorum

President Emmanuel Alvarado called the meeting to order at 7:00 PM.

Board Members Present:

- Emmanuel Alvarado – President
- Jose Guerra – Vice President
- Arleen Fromer – Director
- Nancy Gainer – Treasurer
- Tifanny Taylor – Secretary

Management Present:

- Jim (J&L Management)

Board Members Absent:

- None
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Approval of Minutes

Motion: Approval of the April 1, 2025, meeting minutes

Motioned by: Nancy Gainer

Seconded by: Emmanuel Alvarado

Vote: All in favor – Motion passed

Homeowners' Open Forum

- Residents were informed about the fertilization process planned for the year.
 - Concerns were raised regarding the proposed online guest vehicle registration system and vehicle enforcement (booting/towing). Some residents supported the idea, others opposed it.
 - Residents reported the lake requires maintenance due to algae growth and surrounding trash.
 - A resident noted the lake light is still not functioning. Jim believed it had been repaired but confirmed it has not.
 - Clarification was requested on FPL lighting project pricing. Residents were informed that costs differ depending on whether work is done under sidewalks or grass (exact cost TBD).
 - Concerns were raised about unregistered dogs in the community.
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New Business

- **Financial Records:** J&L is awaiting April financial documents from the previous management company, Castle. Records expected by the end of May 2025.
- **Pest Control Services:** A new pest control company was found that includes fertilization (unlike Ambush). The board approved allowing Ambush to match the \$6,000 price (inclusive of fertilization) before considering contract termination.
- **Parking Enforcement:** Residents were informed about the proposed online parking registration system. If approved, guest decals would be discontinued in favor of online registration.
- **Tree Removal:** The City of Coconut Creek re-inspected trees previously marked for removal. It was determined they are not dead and will remain.
- **Pool Maintenance:**
 - **Acid Wash:** The board approved an acid wash for the pool, last done 4–5 years ago. Pool will be closed for 3–4 days.

- **Repairs:** Approved repair of a broken pipe in the pool room.
 - **Property Appraisal:** Approved appraisal with photos for insurance purposes at a cost of \$750 (current appraisal is 3 years old).
 - **FPL Lighting Project:** Jim proposed a new FPL lighting project across the community.
 - **Insurance Savings:** An estimated \$140,000 in savings from the new insurance policy, which includes expanded coverage (e.g., common areas, fences, pool shade). Potential for lower premiums in 2026 depending on budget.
 - **Dog Registration:** Legal action may be pursued to enforce mandatory dog registration per Bayview Community bylaws.
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Unfinished Business

- Purchasing new pool lounges
 - Addressing chalk use at the pool
 - FPL lighting project throughout the community
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Adjournment

With no further business, President Emmanuel Alvarado adjourned the meeting at 8:26 PM.

Motioned by: Emmanuel Alvarado

Seconded by: Jose Guerra

Vote: All in favor – Meeting adjourned

Respectfully Submitted By:

Tiffany Taylor, Recording Secretary
Bayview at the Township