

# Bay Way Condos

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## HOA Board Meeting Minutes

Date: May 7, 2026

Location: Pool side and Zoom

Called to Order at 6PM.

### 1. Roll Call

Board Members Present: Betsy Obrien, Lisa Kelly, Matt Novak and Melody Pressnell

Management: Scott Vignery

### 2. Reports - Property & Maintenance

- Pool inspection passed following repairs.
- Leak near pool pump repaired; fiberglass tank may require replacement.
- Pool light repair unresolved.
- Landscaping issues: dying plants, weeds, irrigation concerns.
- Asphalt deterioration near speed bumps noted.
- Lighting issues in island areas.

### 3. Reports - Financial

- Total reserves approximately \$160,000.
- Operating account approximately \$54,000-\$60,000.
- Annual reserve allocation approximately \$34,000.
- Discussion on maintaining operating thresholds and long-term planning.

### 4. Unfinished Business - LARCO Lien

- Lien amount approximately \$62,000.
- Litigation deemed costly and unlikely to succeed due to bankruptcy.
- Board agreed to defer action until October.
- State recovery options to be explored.

### 4. Unfinished Business - Fine & Lien Process

- Reviewed fining procedures and committee role.
- Discussed statutory limitations and contestable liens.

### **5. New Business - Landscaping**

- Consider full-service contract with All Seasons.
- Concerns with current vendor performance.
- Current \$950/month budget may be insufficient.

### **5. New Business - Pool & Amenities**

- Approved purchase of two Sunbrella umbrellas.
- Discussed replacement of pool furniture.
- Pool signage to be updated with rules and depth.

### **5. New Business - Dock Fees**

- Current \$50/month fee insufficient.
- Discussed increasing fees to cover costs and reserves.

### **6. Action Items**

- Follow up pool repairs and obtain quotes.
- Manage landscaping and irrigation coordination.
- Contact state investigator.
- Update signage and lighting repairs.
- Prepare furniture pricing and schedule budget workshop.

Dana:

- Research furniture discounts.

Travis:

- Remove old pool fencing and assist with materials.

### **7. Adjournment**

Meeting adjourned at: 7PM.