

**BAY WINDS HOMEOWNERS' ASSOCIATION, INC.**  
**BOARD MEMBER MEETING MINUTES**  
**MAY 18, 2022**

**Board Members**

**Present:** Joseph Bilotti, Daniel Linblom, Paul Pontrelli, Douglas DeLuca and Patricia Skeba

**Board Members**

**Absent:** None

**Also Present:** Paul Valyo & Jim Bouras, Community Management & Construction, Inc.

The Board Meeting was called to order at 7:00 pm by Mr. Bilotti. There were approximately 70 Homeowners/Members in attendance at the Board Meeting.

**REVIEW FOR APPROVAL OF BOARD MEETING MINUTES** – The Board reviewed the Meeting Minutes from the March 16, 2022, Annual and Board Meeting. *Mr. Bilotti made a motion to approve the March 16, 2022, Annual and Board Meeting Minutes as written. Mr. DeLuca seconded the motion, and it was unanimously approved by the Board.*

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT REPRESENTATIVE FOR RECLAIMED WATER USAGE QUESTION AND ANSWER**

**SEE 20 YEAR SFWMD WATER USE PERMIT** – Stephen Coombs, a South Florida Water Management District (SFWMD) Scientist and member of the SFWMD Water Use Bureau Regulation Division, was present at the meeting via speaker conference call to explain the 2014 Bay Winds Water Use Permit requirements to connect to a reclaimed water source if and when it becomes available and answered questions from the Board and Management. Also attending the Board Meeting in person were Ali Bayat from the Palm Beach County Water Utilities Department and Todd J. Bonlarron, Assistant County Administrator who answered numerous questions from the homeowners in attendance. There was a lengthy discussion and petitions from attending homeowners were presented protesting the proposed reclaimed water use connection requirement into the 240 acres of Bay Winds lakes.

**FINANCIAL** – The Board reviewed the Delinquency Report as of March 31, 2022. One delinquent account was discussed.

Q-003 – The property was sold to the highest bidder on 01/10/22 for \$787,900.00. The Association attorney filed a Motion to Disburse Surplus Funds. BW HOA should receive a lump sum check for \$15,193.97.

The Board reviewed the April 2022 Balance Sheet and Income and Expense Report. Mr. Valyo stated Bay Winds is in good financial situation and expenses are under budget at this time.

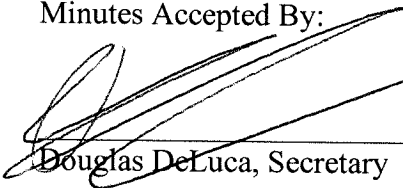
**COMMUNITY LAKES**

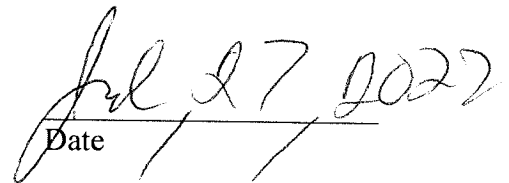
**LAKE INSPECTION UPDATE** – Mr. Bouras updated Board Members on the condition of the lakes. The Board Members discussed and approved fish stocking of the community lakes. *Mr. Lindblom made a motion to approve a budget of up to \$35,000 for the fish stocking expense. Mr. Bilotti seconded this motion, and it was unanimously approved by the Board.*

**OLD BUSINESS AND NEW BUSINESS** – Nothing to discuss.

*A motion was made and approved to adjourn the Board Meeting at 9:30 pm.*

Minutes Accepted By:

  
\_\_\_\_\_  
Douglas DeLuca, Secretary

  
\_\_\_\_\_  
Date