

Bayview Village Association
Board of Directors' Meeting Minutes
October 4, 2021

Call to Order: A Special Board of Directors (BOD) meeting for the Bayview Village Home Owners Association (HOA) was called to order by President Mary Beth Neill at 10:00 AM. This meeting was held in person at The Bay Club.

Quorum: A quorum was established with all members of the Board of Directors present - Mary Beth Neill, Greg Pena, Judy McCay, Mary Baker Anderson, Nick Urum, Gary Bequette, Frank Ricco, and Rick Stafford.

Agenda Topic: Review and recommend approval or disapproval or approval with conditions of a recently submitted Architectural Review Committee (ARC) application from homeowners Beth Weaver (123 Martingale Place) and Rick and Maureen Meslang (125 Martingale Place) which outlines a permanent solution for their storm water drainage issue. According to the published standards and guidelines for the South Bay Villages this ARC request must be forwarded to South Bay ARC for their review and final decision. The Bayview Village HOA Board will make a recommendation and does not have final decision authority for this project.

President Mary Beth Neill opened the special meeting by welcoming the board members and reviewed the meeting theme of "Active Listening" that was initially introduced to this Board as a tool for solid deliberation and decision-making back in September 2020. She emphasized the importance that each Board member to be open to the information received, focus on the expertise as presented in the certified Geo-technical report, ask for clarification if needed, and remain respectful of each other's comments and opinions.

Mary Beth reviewed the ARC process and focused the responsibility of the BOD on recommending approval, disapproval or approval with conditions for the ARC application under discussion. If the application is approved it will be forwarded to the South Bay Community Association (SBCA) Architectural Review Committee for final approval. No work can be started until the SBCA gives final approval. On behalf of the applicants we have requested an expedited timeline in an effort to have completion of project prior to the rainy season.

Beth Weaver and Rick and Maureen Meslang submitted their joint ARC request and the supporting professional survey. Three storm water management options were provided by The Stratum Group, which was contracted by the applicants to address the drainage problem and hillside failure on their properties and the adjacent Bayview Village HOA slope along Windrose Drive pod. The options outlined in the expert consultant report included: 1) tightline the storm water to catch basin #32; 2) tightline the storm water to catch basin #31; and 3) tightline the storm water to a catch basin located in the pod area at the end of the driveway. Pros and cons were identified in the Stratum Group report for each of the 3 identified options. The applicants are requesting option number 2. The Board discussed pros and cons with respect to the risk of potential slope disturbance in the future, and overall risk to the HOA.


Motion: Nick Urum moved that the BOD approve this ARC application with the following conditions identified by the Board: 1) any necessary county applications and permits be applied for and obtained before work is commenced; 2) applicants will restore the damaged hillside to the original contour as part of the project outlined; and 3) the ARC application is reviewed by and receives final approval from the SBCA ARC. Frank Ricco seconded the motion.

The motion on the floor was then amended by Rick Stafford and seconded by Gary Bequette that conditions also include: 4) applicants accept future responsibility for any additional on that hillside area if determined to be as a direct result of their plan and applicants will be required to remediate.

Vote: The motion was approved with 6 yes and 2 opposed votes. The motion carries and the Board will forward their recommendation for approval of the ARC request with the stated conditions.

Adjournment: The meeting adjourned at 11:20 AM.

Submitted by



Judith M McCay, Secretary