

BAY FOREST HOMEOWNERS ASSOCIATION, INC.
MINUTES FOR APRIL 7, 2026 BOARD MEETING

Call to Order: Tim Moore called the meeting to order at 9:32 AM

Present: Tim Moore – President; Don Bergeron – Vice President; Michael O’Connell - Treasurer; David Shapiro – Director, Stacy Hansen - Secretary

Also Attending: Irene Brooks - Assistant General Manager; Jay Malamphy - General Manager; Ray Shaffer – Maintenance Manager

Approval of Previous Board Minutes

- **Stacy Hansen made a motion to approve the minutes from the previous board meeting (March 3, 2026). David Shapiro seconded the motion, and the motion passed 5-0.**
- **Don Bergeron made a motion to approve the minutes from the board workshop meeting (February 27, 2026). Michael O’Connell seconded the motion, and the motion passed 5-0.**

Board Member Reports

- **President**
 - Mentioned that the board members have been assigned tasks.
 - Mentioned that the PA system has been upgraded.
 - Encouraged volunteer participation. Looking for suggestions from the community for future events.
 - Mentioned that improvements are scheduled for the front entry once the rainy season begins.
 - Would like to see more events and the community continue to become more vibrant.
 - Extended access to the bar is still being pursued and a couple of quotes are being obtained. In the meantime, he suggested anyone wishing to use the bar area, coordinate with the management office and sign out a key.
 - Requested that residents stand-up, use the new microphones, and state their name and community.
- **Vice President**
 - Mentioned that he will be the liaison between the ARB and the board.
 - Mentioned that Bay Forest won the pickleball league and that social pickleball was very successful this past season.
- **Secretary**
 - Suggested more outdoor activities such as movies, yoga, music, etc.
 - Advised that the Outdoor Entertainment Committee is obtaining three quotes to expand the outdoor patio area.
- **Treasurer**
 - Reported that as of 4-6-26, account balances are as follows:
 - Operating: \$481,866
 - Reserves: \$288,391
 - Special Assessment: \$1,196
 - T-Bills: \$906,403
 - Money Market: \$128,239
 - Investment total is \$1,034,642
 - Average return for T-Bills and MM is 3.7%.
 - Also reported that the 2024 audit is scheduled to be complete by the end of April.
- **Director**
 - In discussion with three companies regarding acoustical panels.

- Mentioned that ponds aren't refilled for aesthetics but to replenish the water used for irrigation and that the SFWMD permit requires a 1:1 exchange.
- Advised that Tom and Sonny should have quotes in a couple of weeks for the pathway repairs.
- Thanked Walt Evans and Jeff James for removing cane toads.
- Discussed sprinkler scheduling.

General Manager's Report

- Mentioned that just about all kayak waitlist residents have been contacted and currently there are eight 3-year and two 1-year spaces available.
- Reported that most insurance policies renew on April 10th and premiums are about 8.5% or \$14,000 less than the previous year.

Old Business

- Pickleball Gate (re-vote)
 - **Don Bergeron made a motion to keep the pickleball entry gate closed at all times. David Shapiro seconded the motion and the motion passed 5-0.**
- Pay Realtor \$100 (re-vote)
 - **Michael O'Connell made a motion to pay a realtor \$100 for open house signs that were confiscated. Stacy Hansen seconded the motion then withdrew it after it was brought to the board's attention that the realtor's invoice was for \$82, not \$100.**
 - **Don Bergeron made a motion to pay the realtor \$82 in lieu of \$100. Stacy Hansen seconded the motion and the motion did not pass 2-3. David Shaprio, Michael O'Connell and Tim Moore voted against the motion.**
 - After discussion, the board agreed to give the realtor signs that were in the back clubhouse storage area.
- Photos Selected for Clubhouse (re-vote)
 - **Don Bergeron made a motion to approve the photos selected by the ARB. David seconded the motion and the motion passed 5-0.**
- Sound System – Carlson Room
 - **Don Bergeron made a motion to approve a NTE amount of \$2,500 to acquire a sound system that was previously approved in 2023. Stacy Hansen seconded the motion and the motion passed 5-0.**
- Lake Discussion
 - SFWMD is making a general presentation at Collier County on April 24th. This informational presentation will be Zoomed at the Bay Forest Clubhouse. Don Bergeron mentioned that the office should send an email blast to the community about this meeting and to find a way for residents to Zoom from their homes if needed.
 - David Shapiro mentioned it's ok to water so long as intake pipes are below the water level.
 - David Shapiro mentioned that the first fishkill was most likely caused by the cold snap and the cause of the second fishkill is undetermined with speculation as to its possibilities.

New Business

- Outdoor Entertainment Committee:
 - **Stacy Hansen made a motion to approve the charter for the Outdoor Entertainment Committee. Michael O'Connell seconded the motion, and the motion passed 5-0. Jimmy Lagomarsino will be the Chair of this committee. Gary Bopp will be Vice-Chair. Lynn Lagomarsino and Louise Shapiro will also be committee members. Stacy Hansen will be the board liaison for this committee.**

- Lighting in Carlson Room
 - **Michael O'Connell made a motion to approve a NTE amount of \$3,000 to improve the lighting in the Carlson room. Don Bergeron seconded the motion and the motion passed 5-0.**
 - There was some discussion regarding changing out the acoustical tile for one with better sound attenuation.
- Irrigation Pump Tags
 - David Shapiro volunteered to assist in getting contact/pump information from sub-communities.
- Organized Irrigation Schedule
 - Michael O'Connell recommended that Bay Forest HOA should monitor and set times for all sub-association irrigation systems to control water usage.
 - David Shapiro advised that watering restrictions are controlled by Collier County.
 - There was discussion regarding sub-associations having multiple clocks and that it would be difficult and perhaps not even possible to set them to feasibly sync with a weekly recharge and comply with Collier County's watering schedule. Bay Forest office and maintenance staff advised they don't know how to achieve an organized irrigation schedule and seek specific guidance on this matter.
 - There was discussion about Bay Forest being well within compliance of SFWMD restrictions for annual water usage and that SFWMD recognizes monthly over usage in dry season is due to drought conditions. SFWMD advised that they'll be lenient in that regard.
- Social Committee Charter
 - **Michael O'Connell made a motion to approve the charter for the Social Committee. David Shapiro seconded the motion, and the motion passed 5-0.**
- Video Taping Board Meetings
 - Michael O'Connell promoted taping board meetings.
 - **Michael O'Connell made a motion to approve taping board meetings. There was no second motion.**
- ARB Application
 - Don Bergeron – sliders and windows: The ARB recommended approval.
 - **David Shapiro made a motion to approve the Bergeron ARB application. Stacy Hansen seconded the motion and the motion passed 4-0 (Don Bergeron recused himself).**

Open Forum

- Residents expressed concern about speeding, watering, and assessment increases, and requested confirmation that board meetings will continue every first Tuesday at 9:30 AM, and thanked all residents who submitted photos.

Adjournment

- **Michael O'Connell made a motion to adjourn the meeting at 10:59 A.M. Stacy Hansen seconded the motion, and the motion passed 5-0.**