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# **BRIDGEWATER CROSSINGS HOMEOWNERS ASSOCIATION INC**

c/o Don Asher & Associates  
1801 Cook Avenue  
Orlando, FL 32806

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## **Board of Directors Meeting**

Wednesday, April 23, 2021

Meeting to be held by Tele/Video Conference Call\*  
10:00 a.m.

### **MINUTES**

- Call to Order – The meeting was called to order at 10:00 AM.
- Establish Quorum - A quorum of the Board of Directors was present. Directors present were Eric Jones, Desmond Deignan, and William Carling. Nuria Esquilin, Community Manager (CAM), represented Don Asher & Associates.
- Proof of notice of the meeting - The meeting was duly noticed in accordance with FS720.
- Approval of prior meeting minutes - Desmond Deignan moved to approve the minutes from March 17, 2021 with revisions. Eric Jones seconded the motion. Vote called. All in favor. Motion passed; 3-0.
- Collections – Valerie Bender with Alliance was in attendance. Ms. Bender shared information about the collection services offered by Alliance and answered the Board of Directors questions. Ms. Bender shared with the BOD that the fee is not charged until action occurs, the first 30-60 days the owners will see about \$250 on their accounts and that includes the demand letter after being forwarded to Alliance. Accounts will be forwarded to Alliance only after the balance is more than \$600. Desmond Deignan moved to hire Alliance. William Carling seconded the motion. Vote called. All in favor. Motion passed; 3-0.
  - The following accounts were recommended to be sent to Alliance for further collection,
    - i. 436 Lake Shore
    - ii. 341 Whittier
    - iii. 496 Lake Shore
    - iv. 235 Hollingshead
- Unfinished business
  - Pond Cleaning – Eric Jones reported that he contacted the vendor the week prior for an update and have not heard back from the vendor. Mr. Jones will follow up with the vendor.
  - Mailboxes – The Board of Directors shared that the post office distributes the keys. Mr. Jones suggested that tenants/ owners be provided with the post office’s telephone number. The temporary mailboxes will be removed. The BOD considered adding 5-minute parking signs.
- New business

- Landscape – Main Entrance - Desmond Deignan moved to approve the proposal from B&B. Eric Jones seconded the motion. Vote called. All in favor. Motion passed; 3-0.
- Zuflo Lot – The BOD wants Zuflo to secure the lot or put No Parking Signs.
- Townhomes Parking – Eric Jones recommended assigned parking for the townhomes.
- Pool – William Carling reported that the water in the pool packet is running off again. Vendor to be contacted. Mr. Carling is willing to meet with them to further discuss the matter.
- Garage Sale – May 22 from 8 AM to 12 noon. An email blast is to be sent to the owners.
  
- Open Forum – Additional matters were not presented to the Board of Directors.
  
- Schedule next board meeting – May 26 at 1 PM via TEAMS
  
- Adjournment – The meeting was adjourned at 11:15 AM by unanimous vote.

\* Due to the pandemic involving COVID-19 and in order to comply with State social distancing guidelines. The meeting was noticed via email blast and HOA bulletin board. Owners were given opportunity to request the dial-in information.