
BRIDGEWATER CROSSINGS HOMEOWNERS ASSOCIATION INC

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

Board of Directors Meeting

Wednesday, January 13, 2021

Meeting to be held by Tele/Video Conference Call*

1:00 p.m.

MINUTES

- I. Call to Order – Eric Jones called the meeting to order at 1:14 PM.
- II. 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, represented Don Asher & Associates.
- III. Proof of notice of the meeting – The meeting was duly noticed in accordance with FS720.
- IV. Approval of prior meeting minutes – Desmond Deignan moved to approve the minutes from December 16, 2020. William Carling seconded the motion. Vote called. All in favor. Motion passed; 3-0.
- V. Treasurer report – Desmond Deignan gave the Treasurer Report. The CAM suggested the use of a collection agency for delinquent accounts.

476 Lake Shore Pkwy – The Community Association Manager (CAM) is to provide the Board of Directors (BOD) with the attorney report and all communication with this owner for the next meeting.

436 Lake Shore Pkwy – The BOD agreed to revisit this matter at a later meeting and after they interview with potential collection agencies.

- VI. Manager Report – The CAM provided the Manager Report. A summary is below.
 - Accounting** – AssociaOnCall invoices to be researched
 - Polk County Utilities confirmed satisfaction of Lien
 - Insurance reporting adjustments for Townhomes were finalised
 - Landscape** – Oak trees by the Waterford townhomes were removed. The trees by the boulevard were trimmed.
 - Ponds** – This item was discussed at the last meeting. The project will likely take place in the Spring.
 - Pool Cabana:**
 - Pressure Washing – The pool deck and building needs pressure cleaning.

Termite Bonds – Payment was submitted. Below is the service date and the reports attached.
470-476-480 - 12.19.2020
496-506 - 12.19.2020
516-526 - 12.19.2020
536-546-556 - 12.19.2020

VII. Compliance – Inspection are conducted twice a month. A Violation Report was provided to the Board of Directors ahead of the meeting.

VIII. Unfinished business

- Transfer to Deed – Desmond Deignan continues to be in contact with the attorney’s office, also to coordinate a site inspection.
- Pond Cleaning – Desmond Deignan moved to approve the proposal from David Land Corporation. Eric Jones seconded the motion. Vote called. All in favor. Motion passed; 3-0.
- CCTV – William Carling reported that the cameras were installed but are still not operational because the Wi-Fi needs to be set up. Desmond Deignan inquired about signage and if the vendor would provide that. Mr. Carling will follow up on both, Wi-Fi setup and signage.
- Mailboxes – The BOD agreed that the proposes location is to be determined. Desmond Deignan will re-send the mailboxes information. The Developers are to pay for the mailboxes. The following options were considered as form of billing the owner – 1) individual special assessment, and 2) direct invoice. The BOD unanimously agreed the mailboxes color is to be *sandstone*. When pouring the concrete slab, the vendor has to allow for the future building of a mailbox kiosk/pavilion. The CAM is to contact FAMS for a quote. The BOD President wants to further discuss the project with the vendor.
- Tire Stoppers – The CAM is to put the vendor in contact with the BOD President.

IX. New business

Faucets – The CAM is to contact FAMS to install the faucets in the pool cabana.

Landscape – The BOD unanimously approved the annuals. Adding some color to the entrance is appreciated. The CAM will follow up with the landscape vendor.

Masdar Townhomes – Two of the units are up for sale, according to the for-sale signs onsite. The CAM is to contact the County to obtain the Certificate of Occupancy.

X. Open Forum

N/A

XI. Schedule next board meeting - Wednesday, February 17, 2021 at 1 PM – Location: Virtually

XII. Adjournment – The meeting was adjourned at 2:21 PM 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.