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# BRIDGEWATER CROSSING HOMEOWNERS ASSOCIATION INC

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

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## Board of Directors Meeting

February 17, 2022  
Pool Cabana & TEAMS  
1:30 PM

### MINUTES

- I. Call to Order – Eric Jones called the meeting to order at 1:41 PM.
- II. Establish Quorum - A quorum of the Board of Directors was present. Directors present were Eric Jones and William Carling. Desmond Deignan was in attendance by video conference. Nuria Esquilin, Community Manager (CAM), represented Don Asher & Associates.
- III. Proof of notice of the meeting– The meeting was noticed in accordance with FS720.
- IV. Approval of prior meeting minutes – Eric Jones moved to table this topic until Desmon Deignan was able to re-connect via video conference.
- V. Treasurer report – Desmond Deignan gave the Treasurer Report. Mr. Deignan reported that the HOA received an additional \$7,000 in income from late fees. Therefore, he recommended that the \$25 late fee be reduced to \$10.
- VI. Collections - Motion to pass further accounts to Collections – Per the BOD, the owners must be notified of the amount they will pay if the file is escalated to Lien Foreclosure; the amount will almost double. Alliance is to be in contact with the owner and advise them of the same.
  - i. 341 Whittier
  - ii. 235 Hollingshead
- VII. Manager Report – Nuria Esquilin gave the Manager Report. A copy of the report was provided to the BOD ahead of the meeting.
  - **Polk County Irrigation Invoice** – The invoice has had a credit that has covered the bill since 2019. The credit balance is currently \$0.32. See the invoice attached.
  - **Spectrum Invoice** – The vendor provided notice of rate increase. A copy is attached to this report. The rate for internet went up to \$79.99 from \$49.99 and the voice service went up to \$29.99 from \$19.99.
  - **ARB** – The most recent ARB Report is attached.
  - **657 Lake Shore – Solar Panels** – The solar panel maintenance agreement was sent to the owner.
  - **Insurance** – The CAM reached out to other agents to solicit quotes. Assured Partners declined to provide a quote. Ed Jones Insurance Agency provided a quote through Philadelphia. Unfortunately,

the carrier does not insure communities with developers in play. The only option was the quote submitted by the current agent with Aspen.

VIII. Compliance

- 476 Lake Shore – Send compliance letter for the boat stored onsite.

IX. Architectural Review

- 657 Lake Shore – The owner installed the solar panels without approval and signing the maintenance agreement.

X. Unfinished business

- Townhomes – Irrigation, Aesthetics, Maintenance Agreement – The CAM is to contact the attorney and provide the executed copies of the Supplemental Declaration for both, Bridgewater Townhomes and Waterford Townhomes.

XI. New business

- i. 623 Lake Shore – The Board of Director agreed to adjust the owner's account. The adjusted amount will be considered bad debt.
- ii. 627 Lake Shore - The Board of Director agreed to adjust the owner's account. The adjusted amount will be considered bad debt.

XII. Open Forum

- William Carling reported that the waste containers in the pool cabana are not being emptied.
- The CAM is to contact FAMS and ask the vendor to replace the locks on the pool cabana restrooms.
- The Zuflo lot is unkempt.
- Another streetlight needs to be added by the mailboxes near the pool cabana.

XIII. Schedule next board meeting – March 24 at 11 AM at the Pool Cabana and TEAMS.

XIV. Adjournment – Eric Jones moved to adjourn the meeting at 3:00 PM. Demond Deignan seconded the motion. Vote called. All in favor. Motion passed; 3-0.