

BRIDGEWATER CROSSING HOMEOWNERS ASSOCIATION, INC.

c/o Associa Community Management Professionals, Inc.
4700 Millenia Blvd, Suite 515 Orlando, FL 32839

BOARD MEETING JANUARY 18, 2016

MINUTES

A duly noticed meeting of the Bridgewater Crossing Homeowners' Association Board of Directors was held on Wednesday, January 18, 2016 at the Association Cabana at 5:30 p.m. The following Board Members were in attendance: President Ryan Umstead, Vice President Dave Diefenderfer, and Treasurer Desmond Deignan (who attended telephonically). Also in attendance were Dean Driscoll and Elizabeth Cruz representing Associa Community Management Professionals. Five members were in attendance.

After establishing a quorum, the meeting was called to order at 5:36 p.m. by Ryan Umstead.

Minutes: The Board was sent a copy of the minutes of the December 14, 2016 Board Meeting. Dave Diefenderfer moved to approve the minutes as written. Des Deignan seconded the motion. The motion carried with Ryan Umstead abstaining as he was not in attendance at that meeting.

Financial Report: Desmond Deignan gave the Treasurer's Report for end of the year (December 2016 Financial report). He indicated that he had hoped to complete the year in the "black", the association was actually close to \$2K in the "red" due to projects. He commented on the Association's strong fiscal shape and stated that delinquencies after several years were at an all-time low.

Des Deignan requested that CMP advise: "Are the townhomes paying monthly fees?" and to confirm that any balance under \$10 was being written off as directed at the last meeting.

While reviewing the December Financial report, Ryan Umstead requested clarification from CMP on the following:

- 15390 & 3005: provide full explanation of these line items.
- Provide explanation of expenses in General Repair and Pool Categories.

Legal:

Dave Diefenderfer moved to approve the attorney recommendation to "Consent to transfer" by executing quit claim deeds to the owners of Lots 9, 91 & 80 to return to them property which were incorrectly parceled to the Association. Ryan Umstead seconded the motion. The motion carried unanimously. It was noted that at signing, we did not have a copy of Lot 80 which Dean Driscoll indicated he would locate and return for signature at the next meeting. Liz Cruz notarized Ryan Umstead's signature.

Other:

Following review by the Treasurer, the Board approved a new insurance policy for the Association. Des Deignan requested that Dean Driscoll verify from the agent that the tennis court and volleyball court were included.

Management Report:

The following issues were discussed:

- **QUIT CLAIM DEEDS-**
We have the Quit Claim Deeds available for Ryan Umstead's signature. Elizabeth will notarize it and we will return to the attorney. [Handled](#)
- **CHRISTMAS DECORATIONS-**
Have been removed.
- **SOLAR LIGHT**
Additional light was installed in the Tot-Lot Park. [At this point, the light seemed to be sufficient.](#)

- **POOL DECK PAINTING PROJECT-**

Approved at prior meeting. Vice Painting has rescheduled the pool painting project for Monday, January 23rd. Color Pallet---- The Board Selected the following colors: Pool Border: Something Blue SW 6800, Deck: Jersey Cream SW 6379. Dean Driscoll indicated that work should start on Monday, January 23rd—weather permitting.

- **LAKESHORE PARKWAY—“NO MAN’S LAND”-**

Status--Dundee Roadway Maintenance whom the county uses to maintain the area between the two communities has issued a code violation to the neighboring community for their failure to maintain.

- **FENCING UPGRADES (TOT LOT)-**

This has been revamped a few times. Please see the latest revised proposal attached that meets the new criteria: A proposal from Associa OnCall for \$1,791 was reviewed and discussed. Ryan Umstead moved to approve the fence proposal contingent on “distance to jump” being 49 feet and authorized a not to exceed of \$2,000. Dave Diefenderfer seconded this motion. There was discussion and Dave Diefenderfer indicated he would speak directly to Brian Sanders to discuss the Board’s wishes with the project. The motion carried unanimously.

New Business:

Ryan Umstead requested that CMP look into the cost of placing commercial benches near the entrance (two) for children waiting for the bus.

Ryan Umstead requested that CMP purchase Bluetooth speaker for meetings.

Open Forum:

A member discussed their concern for materials found at the tot-lot and it was suggested that the landscaper rake the area following the fence installation.

The next Board meeting was scheduled for Monday, February 27, 2017 at 5:30 p.m.

There being no further business, Ryan Umstead motioned to adjourn. Des Deignan seconded this motion and the motion carried unanimously.

The meeting was adjourned at 6:38 p.m.

Respectfully Submitted for Approval,
Dean Driscoll
Acting as Recording Secretary

ACTION ITEMS

- CMP to let Board know—Are the townhomes paying monthly fees?
- Ensure/confirm that balances under \$10 are being written off.
- 15390 & 3005: provide full explanation of these line items & Provide explanation of expenses in General Repair and Pool Categories.
- Verify Insurance Policy – Full amenity coverage.
- CMP to pride painting contractor with approved colors for pool deck.
- CMP to meet with Dave Diefenderfer on approved fence proposal.
- Obtain pricing for purchase and installation of two benches near entrance.
- CMP to purchase a Bluetooth speaker and microphone for future meetings.