
BRIDGEWATER CROSSINGS HOMEOWNERS ASSOCIATION INC

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

Board of Directors Meeting

Wednesday, April 21, 2021

Meeting to be held by Tele/Video Conference Call*

1:00 p.m.

MINUTES

- I. Call to Order – The meeting was called to order at 1:23 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 (CAM), 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 - Tabled
- V. Insurance – Rich Biondi attended the meeting and answered questions regarding the notice regarding American Capital (AmCap) the association’s existing carrier. AmCap was downgraded from an A+ to a Receivership Status in matter of weeks and the HOA must secure alternate coverage. Desmond Deignan moved to cancel the current policy and secure alternate coverage. William Carling seconded the motion. Vote called. All in favor. Motion passed; 3-0.
- VI. 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. 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
- VII. Treasurer report - Desmond Deignan gave the Treasurer Report.
- VIII. Manager Report - The CAM provided the Manager Report. A summary is below.
 - **Insurance** – The HOA received notice from the Florida Department of Financial Services and the agents regarding the liquidation of American Capital Assurance Corporation (AmCap). Alternate

coverage needs to be secured. Attached is the email from the agent which was forwarded to the BOD between meetings along with the notice of liquidation from the State.

- **Sales Report** – The most recent sales report is attached.
- **Fence** – The storm damaged the fence at the end of Hollingshead. FAMS completed temporary repairs. However, the fence needs to be secured. The vendor met with the Board VP at the time and will forward a quote for permanent repairs. The quote had not been received at the time this report was prepared.
- **Landscape** – The vendor provided notice that the company would no longer be in business effective May 7, 2021. The CAM sent RFPs to several vendors: Floralawn, Prince & Sons, Quicker Care, Brightview, and B&B Landscaping. Attached to this report are the proposals received at the time this report was prepared along with a comparison spreadsheet.
- **Mailboxes** – The mailboxes were installed. The boxes installed were not of the approved color. An ADA ramp was added. According to the vendor this was approved by the Board President.
- **Pool Cabana:** The vendor replaced two lightbulbs in the men’s room and a new shower chain was added. A new pool ring and rope was replaced. The soap dispenser in the women’s restroom was broken. The CAM authorized the vendor to replace it.
- **Owners not picking up after pets** – Owner submitted request for this topic to be addressed at the meeting. The owner’s email is attached to this report.

IX. Compliance – The Board of Directors review the compliance report.

X. Unfinished business

- Transfer to Deed – No further updates.
- Pond Cleaning – Tabled
- Mailboxes – Tabled

XI. New business

- Landscape – Main Entrance - Tabled

XII. Open Forum – Additional matters were not presented to the Board of Directors.

XIII. Schedule next board meeting – April 23 at 10 AM

XIV. Adjournment – The meeting was adjourned at 1:57 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.