
BRIDGEWATER CROSSINGS HOMEOWNERS ASSOCIATION INC

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

Board of Directors Meeting

Wednesday, February 17, 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 1:14 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 – Eric Jones moved to approve the minutes from January 13, 2021. Desmond Deignan seconded the motion. Vote called. All in favor. Motion passed; 3-0.
- V. Treasurer report – Desmond Deignan shared that the pond dredging contract will be funded through retained earnings from the Operating account.

Accounts Receivables – The Board of Directors unanimously agreed to the following:
 - 476 Lake Shore – Waive interest after payment in full.
 - 436 Lake Shore – Forward to the attorney for collection of lien.
 - 136 Lake Shore – Send collection letter.
- VI. Manager Report – The CAM provided the Manager Report. A summary is below.
 - Administrative Assistant** – Alicia Hoheisel has been promoted within the company. The new assistant is Taishia Byrne. The email address will not change. She can be reached at OrlAdmin3@donasher.com.
 - Townhome Construction** – The CAM contacted the County regarding the Masdar Properties showing up for sale.
 - Bridgewater Townhomes** – The CAM was asked to solicit bids for the building’s paint project. A rough draft of the RFP is attached. The CAM will be contacting Sherwin-Williams to draft the specifications.
 - Landscape** – The BOD approved the annuals at the last meeting. The CAM followed with the vendor to obtain a quote. See it attached. The estimated cost of the work is over the amount the CAM can approve under contract. Furthermore, an amount was not decided on at the last meeting. This quote can be reviewed and considered at the meeting.
 - Mailboxes** – The BOD approved the style and color of the mailboxes at the last meeting. The Board President, Eric, wants to further discuss this with Frank and possibly meet onsite. Since the meeting,

the vendor provided a quote which is attached to this report. Furthermore, the CAM provided the vendor with the addresses for the mailboxes.

Pool Cabana:

Faucets – FAMS scheduled the installation for 2/3/2021.

Shower – The vendor confirmed this has been repaired.

Tire Stoppers – After a meeting with the BOD President, FAMS scheduled the installation for 2/3/2021.

Owners' Request(s)

Noise Nuisance – Owners requested that a friendly reminder be sent to owners regarding the matter. An email blast was sent.

Cable Company – Owners reported damage to their property (I.e.: sod, irrigation, etc.) due to unannounced work in the community. An email blast was sent advising owners of the presence of the utility company onsite and where to direct claims.

VII. Compliance – The Board of Directors unanimously agreed to forward to the attorney the following home for covenant enforcement:

- 536 Lake Shore Parkway
- 326 Lake Shore Parkway
- 138 Lake Shore Parkway

The following violation(s) is/are to be escalated:

- 176 Harpersfield

Mr. Jones asked the CAM to provide compliance ideas to the Board of Directors at the following meeting.

VIII. Unfinished business

- Transfer to Deed – Desmond Deignan shared that the transfer of deed was for the roadways not the irrigation. The Board of Directors unanimously agreed that the roadways are not to be transferred until all the homes have been completed.
- Pond Cleaning – Eric Jones shared the cost of the project will be \$53,900.
- Mailboxes – Eric Jones notified the CAM that the invoice from FAMS for the mailboxes is approved for payment.

The CAM is to send a letter to Masdar and Zuflo regarding the cost of the mailboxes for payment. According to Mr. Deginan the percentage to be paid is as follows:

Masdar – 6/33

Zuflo – 27/33

Mailboxes Addresses – Desmond Deignan is to forward the addresses to the CAM.

IX. New business

- Bridgewater Townhomes – The CAM is soliciting quotes and will forward them to the Board of Directors. It was shared that Vice Painting was already working to update the quote they provided a while ago.
- Landscape – Main Entrance – Tabled. A member of the Board of Directors will talk coordinate a walk-thru with the vendor and also bring up the issue with the drains being full of leaves. The CAM is to set up a meeting with the vendor, Mr. Carling, and Mr. Jones.

- X. Open Forum
- Mr. Hyden and Mr. Hall brought up their concerns with the accumulation of debris in the pond drain by Whittier and maintenance responsibility. It was agreed that Mr. Deignan will follow up with written communication after the meeting.
- XI. Schedule next board meeting – The Board of Directors will like to hold the next and subsequent meetings via TEAMS. Date: Wednesday, March 17, 2021 at 1:00 PM.
- XII. Adjournment – The meeting was adjourned at 2:25 PM by unanimous vote.