
BRIDGEWATER CROSSINGS HOMEOWNERS ASSOCIATION INC

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

Board of Directors Meeting

Wednesday, July 21, 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 1:11 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** – Eric Jones moved to approve the minutes of the meeting held June 23, 2021. William Carling seconded the motion. Vote called. All in favor. Motion passed; 3-0.
- V. **Treasurer report** – Desmon Deignan gave the Treasurer Report. Mr. Deignan pointed out that GL Cod 7010 was overbudget due to the mailboxes. The HOA is waiting for reimbursement from Masdar.
- VI. **Collections** - Motion to pass further accounts to Collections – The BOD reviewed the AR Report through 7/20/2021 and unanimously agree to the following:
 - 546 Lake Shore – Late Notice
 - 125 Bridgeton – ITL
 - 418 Hollingshead – ITL
 - Tract A-5 – ITL
 - 147 Harpersfield – ITL
 - 112 Hillsbay – ITL
 - 326 Hillsbay – ITL
- VII. **Manager Report** – Nuria Esquilin, Community Manager gave the manager report. An excerpt is below.

Administrative

Insurance – The reimbursement check for the insurance premium was received. A copy was sent to the BOD via email. A copy is also attached to this report.

Sale Report – The sales report is attached. A copy was forwarded to Rex to update the pool codes.

Compliance

Inspections are taking place twice a month. The most recent violation log is attached to this report. The CAM has corresponded with several owners between meetings to discuss the status of their violations.

Grounds

Landscape – The vendor has worked on the irrigation. The vendor also trimmed the palm trees. Per an email from the vendor on 6/29/2021, “We took care of all 25 palms yesterday, trimming and cleaning them up”.

Mailboxes – Zuflo reimbursed the HOA for their share of the mailboxes cost. Regarding the Masdar properties, the developer has been selling some of the townhomes. Estoppel requests have been received. Per the attorney, we can add to the estoppel the mailbox cost in the amount of \$260.50 in addition to the capital contribution. The mailbox fee needs to be itemized, shown in a separate line item. The attorney feels that this may get Masdar's attention to resolve some of the other matters.

Pool Cabana:

Pool – The CAM contacted Lexington for an update on the pressure washing.

Owners' Request(s)

Garbage by the townhomes – Owners have submitted complaints about the trash bags left by the curb in the common areas.

VIII. Compliance

- 138 Lake Shore – William Carling reported the storage of abandoned vehicles. The CAM is to send a compliance letter.
- Zuflo lot – The lot is being used to store vehicles. A commercial truck has been seen parked in this area. The CAM is to contact Zuflo and ask for the lot to be secured. Eric Jones suggested using the tire stoppers in storage to block the entrance to the lot.

IX. Architectural Review

- The following applications were reviewed:
 - i. 247 Bridgeton – Fence – Approved
 - ii. 419 Hollingshead – Exterior Painting – Approved
 - iii. 334 Lake Shore Parkway – Sod/Mulch – Approved
 - iv. 437 Darlington Loop – Re-tile/Re-surface pool – Approved
 - v. 419 Hollingshead Loop – Back Screen Enclosure- Approved
 - vi. 325 Darlington Loop – Exterior Painting- Approved
 - vii. 247 Whittier – Exterior Painting - Approved

X. Unfinished business

- Transfer to Deed – Per the attorney, we can add to the estoppel the mailbox cost in the amount of \$260.50 in addition to the capital contribution. The mailbox fee needs to be itemized, shown in a separate line item. The attorney feels that this may get Masdar's attention to resolve some of the other matters.
- Landscape – Eric Jones met with the vendor and solicited a quote for the flowers by the entrance.

XI. New business

- Paint/Gutter for the Townhomes – The CAM is to follow up/solicit bids.
- Zuflo and Masdar Lots – Both lots need to be mowed. The CAM is to contact both developers or call code enforcement.
- Surveillance Equipment – William Carling will contact the vendor an issue with the equipment.

XII. Open Forum

- Owners present did not have further comments.

XIII. Schedule next board meeting – August 18, 2021 at 1 PM via TEAMS

XIV. Adjournment – The meeting was adjourned at 1:43 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.