
BRIDGEWATER CROSSINGS HOMEOWNERS ASSOCIATION INC

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

Board of Directors Meeting

Wednesday, June 23, 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 1:02 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 – Desmond Deignan moved to approve the minutes of the meeting held May 26, 2021. Eric Jones seconded the motion. Vote called. All in favor. Motion passed; 3-0.
- V. Treasurer report – Desmond Deignan gave the Treasurer Report. Mr. Deignan asked for Accounting to create a separate GL code for the pond dredging expense which was a non-budgeted item. Also, when received, the check for the insurance premium reimbursement should be coded to the appropriate codes to offset the expense.
- VI. Collections - Motion to pass further accounts to Collections
- VII. Manager Report
- VIII. Compliance – The Board of Directors unanimously agreed to assess 476 Lakeshore in the amount of the invoices paid by the HOA for groundskeeping. The CAM is to forward copies of the invoices to the attorney to add to their covenant enforcement file.

The CAM is to send compliance letters to the owners regarding the basketball hoops. They must be removed/put away when not in use. Some are on the right of way.
- IX. Architectural Review – A copy of the report was provided to the Board of Directors ahead of the meeting.
- X. Unfinished business
 - Transfer to Deed – The CAM is to contact the attorney for an update.
 - Pond Cleaning – Eric Jones gave an update on the status of the project.
 - Mailboxes – The HOA vendor has completed the repairs. About the townhome’s mailboxes, Masdar Enterprises has not reimbursed the HOA for its installation. The CAM is to contact the attorney.
 - Landscape – The vendor was to provide an estimate for the repairs including the valve replacement. Some zones are running constantly while others are not running at all.
- XI. New business
 - Pool – William Carling reported that a resident opened and used the pool although it was closed. A compliance letter is to be sent to the owner. The CAM is to reach out to the insurance agent about coverage in these scenarios.
- XII. Open Forum

- Pool Cabana – An owner asked for the pool cabana to be pressure washed. The BOD is not against it. William Carling shared that this work should be included in the contract with the janitorial company.
- Short Term Rental – An owner asked about the short term rental policy and if it could be changed. The BOD explained that a membership vote would be required. Fining may be an option.

XIII. Schedule next board meeting – July 20, 2021 at 1 PM – Via TEAMS

XIV. Adjournment – The meeting was adjourned by unanimous vote at 1:57 PM

* 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.