
BRIDGEWATER CROSSINGS HOMEOWNERS ASSOCIATION INC

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

Board of Directors Meeting

Wednesday, May 26, 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 1:05 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 from the meeting on April 21, 2021 and the meeting on April, 23 with revisions. Desmond Deignan seconded the motion. Vote called. All in favor. Motion passed; 3-0.
- V. Treasurer report – Desmond Deignan gave the Treasurer Report. Mr. Deignan shared that there were some unexpected expenses for internet due to the upgrades to the surveillance equipment.
- VI. Collections - Motion to pass further accounts to Collections – Desmond Deignan moved to waive all balances under \$10. Eric Jones seconded the motion. Vote called. All in favor. Motion passed; 3-0.
- VII. Manager Report – Nuria Esquilin gave the Manager Report. An excerpt of the Manager Report is below for convenience.

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.

326 Hollingshead – The pursuit of mediation is attached. Please sign and return to the CAM via email.
476 Lake Shore Pkwy – Owner informed via email of the violations and issues with the tenants in the home. The office continues to receive reports regarding the residents not using the appropriate trash bin.

536 Lake Shore Parkway- The boat has been removed. The violation has been closed in the system.

- VIII. Compliance- The Board of Directors reviewed the Compliance Report.
476 Lake Shore – The Board of Directors unanimously agreed to escalate this violation.
- IX. Architectural Review – Applications had not been received between meetings.

X. Unfinished business

- Transfer to Deed – The community manager is to obtain an update from the attorney regarding this matter.
- Pond Cleaning – Eric Jones provided an update on the project.
- Mailboxes – The community manager is to contact Zuflo and Masdar regarding the reimbursement.

XI. New business

- Landscape – Main Entrance – William Carling shared that the irrigation had not been working. The landscape vendor needs to be noticed. The community manager will contact the vendor.

XII. Open Forum – Further comments were not made.

XIII. Schedule next board meeting – Tentatively scheduled for 6/23/2021 at 1 PM.

XIV. Adjournment – The meeting was adjourned at 1:50 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.