
BRIDGEWATER CROSSING HOMEOWNERS ASSOCIATION INC

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

Board of Directors Meeting

March 24, 2022

Pool Cabana & TEAMS

11:00 AM

MINUTES

- I. Call to Order – The meeting was called to order at 11:13 AM.
- II. Establish Quorum – A quorum of the Board of Directors was present. Directors present were Eric Jones and William Carling. Desmond Deignan was in attendance by video conference. Nuria Esquilin, Community Manager (CAM), represented Don Asher & Associates.
- III. Proof of notice of the meeting - The meeting was noticed in accordance with FS720.
- IV. Approval of prior meeting minutes – Desmond Deignan moved to approve the minutes from February 17, 2022. William Carling seconded the motion. Vote called. All in favor. Motion passed; 3-0.
- V. Treasurer report - Desmond Deignan gave the Treasurer Report. Mr. Deignan will forward an email with the amount to be transferred to Reserves.

Desmond Deignan moved to reduce the late fee from \$25 to \$10. William Carling seconded the motion. Vote called. All in favor. Motion passed; 3-0.

- VI. Collections - Motion to pass further accounts to Collections
 - i. 341 Whittier – Tabled. William Carling shared the home is being advertised for short-term rental.
 - ii. 326 Hollingshead – Tabled.
- VII. Manager Report – Nuria Esquilin gave the Manager Report.

Solitude – The vendor has increased their services by 5%. The new rate is effective March 1, 2022.

Polk Co. Utilities
Account: 343087-184638 – Address: IRR 2 LAKE SHORE PKWY – As requested, the CAM contacted the county and closed the account. The deactivation is effective 3/2/2022. According to the representative, the difference between any pending balance and the deposit in the amount of \$225 will be mailed to the HOA.

Irrigation Meter on Masdar's Property – 19814357 – The CAM contacted the vendor to confirm the name of the account holder. Account Holder: Masdar Enterprises. The

representative shared that the mailing address is somewhere in Bellevue. Unfortunately, the utility company was unable to share further information.

Financial Institution – Attached is the fact sheet for CIT. The new financial institution.

ARB – The most recent ARB Report is attached.

657 Lake Shore – Solar Panels – The owner signed the agreement but failed to notarize it.

The administrative assistant was going to follow up with the owner.

Collections – The Aging Report is attached. The most recent report from Alliance is also attached.

Insurance – The CAM asked the agent to include the land by the lake to the policy.

Legal

Irrigation Agreement – An owner shared their contact with Masdar.

Ernie Jaime

Masdar

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This information was forwarded to the Law Office of DiMasi. The attorney contacted the individual. According to the attorney, Mr. Jamie claimed not to be associated with Masdar. Since then, the CAM has forwarded to the attorney a recorded copy of the Supplemental Declaration for each, Bridgewater TH and Waterford TH. The portal has also been updated to include the recorded copy of the supplemental declaration.

Compliance

Inspections take place twice a month. The CAM has corresponded with several owners between meetings to discuss the status of their violations.

657 Lake Shore – 443 Whittier submitted a complaint for the loud gatherings and storage of a semi-truck onsite. Email correspondence between 443 Whittier and the BOD is attached. The CAM called the trailer's owner (Werner) and asked for it to be removed.

Grounds

Landscape – Attached is the estimate for the replacement of the plants that were affected by the freeze for review and consideration at the meeting.

Mailboxes – The CAM contacted Duke Energy and requested a streetlight to be installed near the mailboxes, as requested.

Pond – The vendor has increased their services by 5%. The new rate is effective March 1, 2022.

Pool Cabana:

Pool & Janitorial Services: The vendor replaced the crew assigned to the community.

Pool Repairs: The CAM coordinated and scheduled the leak inspection with the vendor. The same was scheduled for Monday, March 18.

Tennis Courts – Further information or quotes have not been received.

Owners' Request(s)

Balance Dispute:

623 Lake Shore – The account was adjusted as requested by the BOD. The owner was notified.

627 Lake Shore Pkwy – The account was adjusted as requested by the BOD. The owner was notified.

Garage Sale – 247 Bridgeton – The owner wanted to know if the BOD has decided on a date.

VIII. Compliance

- 102 Bridgeton – Eric Jones asked the CAM to send a compliance letter to the owner. The leaves need to be raked and picked up.

IX. Architectural Review

- 641 Lake Shore – In the absence of a response from the attorney, Eric Jones moved to approve the application provided the fence is installed within the townhome's property line. Desmond Deignan seconded the motion. Vote called. All in favor. Motion passed; 3-0.

X. Unfinished business

- Townhomes – Irrigation, Aesthetics, Maintenance Agreement

XI. New business

- Bulletin Board – Eric Jones moved to approve the purchase and installation of a bulletin board up to a maximum of \$500. William Carling seconded the motion. Vote called. All in favor. Motion passed; 3-0.
- Landscape
 - i. Plants Replacement – Review proposal – The CAM is to confirm the location with the vendor.
- Garage Sale – The Board of Directors agreed to schedule the garage sale for April 23rd from 8:00 AM to 12 noon. The CAM is to send an email blast. William Carling shared that a new banner needs to be purchased.
- Ashley Manor – The Board of Directors reviewed a proposal from the Board President of Ashley Manor to annex Ashley Manor HOA to Bridgewater Crossing HOA and unanimously agreed to decline. Desmond Deignan will notify the Board President of Ashley Manor.

XII. Open Forum

- 120 Tee Garden – The owner shared his concern about the sidewalks and asked if the sidewalks can be extended. The owner will draw up a map with the potential location and forward it to the BOD.
- An owner reported that paint was spilled on Ronal Reagan near the front entrance. The same owner also reported that the private lot adjacent to the community by the back entrance is being used as an illegal dumping ground. The CAM offered to solicit quotes for its cleaning. Mr. Carling reminded the owner that this lot is private and not the HOA's responsibility to clean up. The CAM is to report this to the County.

XIII. Schedule next board meeting - April 21st at 12 noon.

XIV. Adjournment – The meeting was adjourned at 12:26 PM by unanimous vote.