
BRIDGEWATER CROSSING HOMEOWNERS ASSOCIATION INC

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

Board of Directors Meeting

May 12, 2022
Pool Cabana & TEAMS
11:00 AM

MINUTES

- I. Call to Order – The meeting was called to order by Eric Jones at 11:07 AM.
- II. Establish Quorum - A quorum of the Board of Directors was present. Directors present were Eric Jones and William Carling. Desmond Deignan was present via TEAMS. Nuria Esquilin, Community Manager, represented Don Asher. Several owners were present in person and via TEAMS.
- III. Proof of notice of the meeting- The meeting was noticed in accordance with FS 720.
- IV. Approval of prior meeting minutes – Eric Jones moved to approve the minutes from the meeting held on April 21, 2022, 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 the lowest quote received for the renewal of the townhome’s insurance is more than the amount budgeted. The premium cost is almost double the amount budgeted. It is possible there will be no choice but to assess the townhome owners for the deficit. Eric Jones recommended sending an email to the owners to alert them to the possibility so that they can begin preparing for the assessment.
- VI. Collections - Motion to pass further accounts to Collections – The Board of Directors unanimously agreed to escalate collections as follows:
 - 536 Lake Shore – Alliance
 - 496 Lake Shore – Alliance
 - 476 Lake Shore – Alliance
 - 125 Bridgeton – Alliance
 - Tract A-5 Masdar Enterprises – Alliance
 - 627 Lake Shore – Send friendly reminder
 - 546 Lake Shore – The owner must pay the balance in full before a waiver is considered.
- VII. Manager Report – The Manager Report was provided to the Board of Directors ahead of the meeting.
 - **Irrigation Agreement** – The CAM met with Eileen Martinez, the Association’s attorney, and the BOD VP on 4/21 after the BOD MTG. Email correspondence was received between meetings and shared with the BOD via email. The correspondence has been saved with the HOA records.

- **Townhomes Maintenance of the Common Areas** - The CAM met with Eileen Martinez, the Association's attorney, and the BOD VP on 4/21 after the BOD MTG. Email correspondence was received between meetings and shared with the BOD via email. The correspondence has been saved with the HOA records. The CAM shared with the attorney the feedback from the Board of Directors.
- **Bulletin Board** – The CAM contacted FAMS and notified the vendor the bulletin board quote was approved.
- **Fence** – The CAM contacted FAMS and submitted a work order for the fence repairs.
- **Gutters** – After following up, the waiver and release of lien upon final payment was received. A copy is attached for your records.
- **Landscape** – The CAM contacted the vendor about adding 10 minutes to the irrigation cycle.
- **Lighting** – Duke Energy contacted the CAM about the request to add a pole near the mailboxes. The quote provided is as follows:
 - *“Scope of Work: Install – (1) 110W LED RDWY / (1) 30ft Concrete pole by mailboxes / Bore underground 6/2 DPX cable from nearest Transformer*
 - *The estimated CIAC cost for this job is approximated at **\$2,679.35** (one time upfront fee), plus a monthly charge of **\$20**, will be added to your lighting account for the unmetered service.”*
- **Pool Cabana** – The CAM contacted FAMS and submitted a workorder for the leaky valve as reported by the BOD VP.
- **Pool Resurfacing** – The CAM will be soliciting quotes.
- **Sidewalks** – The CAM contacted the County Roads & Drainage Division, and they are working to complete the workorder.
- **Tennis Courts** – Further information or quotes have not been received. The CAM contacted the electrician and submitted a work order for the following:
 1. Some lights are out.
 2. The timer and main power box with circuit breaker box's door cannot be closed.
- **Vehicle Accident** – 661 Lake Shore Pkwy - The CAM contacted Polk County to request a copy of the report for case #2022-18968. The report was not available at the time and the CAM was asked to call the following week.

VIII. Compliance

- 121 Tee Garden – Send a compliance letter for the unapproved screen enclosure and the inoperable vehicle on the driveway.

IX. Architectural Review – The following applications were reviewed:

- 301 Whittier – New Roof – Pending
- 653 Lake Shore Parkway – Pavers – Pending
- 310 Whitter – Exterior Panting – Pending
- 641 Lake Shore Parkway – Fence – Approved
- 310 Whitter Street – Exterior Painting – Rejected
- 653 Lake Shore Parkway – New Roof – Rejected

X. Unfinished business

- Townhomes – Irrigation, Aesthetics, Maintenance Agreement – Compliance letters to be sent to the Developer/Builder for all items not in compliance with the Governing Documents.
- Tennis Courts – The Board President, Eric Jones, will email the vendor.
- Landscape – One of the owners present expressed his concern about the irrigation. William Carling shared the irrigation by the townhomes was fixed.
- Fence – The fence was fixed.

XI. New business

- 661 Lake Shore Pkwy – Accident and Damages – A tree on the common areas was damaged and should be replaced by the vehicle driver.
- Streetlight by mailboxes – Eric Jones moved to approve the proposal from Duke Energy in the amount of **\$2,679.35** (one time upfront fee), plus a monthly charge of **\$20**, to be added to the HOA's lighting account for the unmetered service. Desmond Deignan seconded the motion. Vote called. All in favor. Motion passed; 3-0.
- Pool Resurface – The Community Association Manager is to confirm the scope of work and time frame. The Board of Directors prefers to schedule the project for October.
- Pool Deck – Follow up with KMVC regarding the pressure cleaning.

XII. Open Forum – Some owners expressed their concerns about the landscape and sidewalks. Another owner had some questions about the ARB process.

XIII. Schedule next board meeting – June 23rd at 11 AM. Location: Pool Cabana & TEAMS

XIV. Adjournment – The meeting was adjourned at 12:30 PM.