

BRIDGEWATER AT BAYSIDE LAKES  
HOMEOWNERS' ASSOCIATION  
Board of Directors Meeting  
September 13, 2022  
Bayside Lakes Clubhouse

**Property Management:**

Joy Simon

1. **Call to Order-** Meeting called to order at 7:00pm A quorum was established with 3/5 Directors. Dan Osterhout and Maggie Perry were absent.
2. **Reading/Waive Reading of Previous Minutes-July 2022**–Dawna McMackin motioned to approved the minutes, Dario Nunez 2<sup>nd</sup>, all approved.

**Financial Information-**The Operating Account balance as of August 2022 was \$ 32,531.44. The Reserve balance at the end of August was \$ 172,579.63 for a total of \$ 207,111.07(Operating and Reserves).

**ARC Applications:** Dawna McMackin reported the approved arc applications

1. 1729 LP- paint
2. Application approved in August
  - a. 1709 LP- shutters and new roof
  - b. 1648 SG- new roof
  - c. 1708 LM- new roof
  - d. 1570- Painting
  - e. 1717 LM- new roof
3. **Old Business**
  - a. **New Playground-** Dawna McMackin presented that the new playground structure has been ordered, and the board has been provided a 12/19 shipment date. The structure will be delivered to Bridgewater after Christmas so it doesn't sit unattended
  - b. **Pipe sleeve-** Dawna McMackin reported that the cost for the sleeve has gone up to over \$40,000 and it was originally approved at \$35,000. The company is waiting for the water level to decrease before committing to the job. Dawna McMackin motioned to approved up to \$45,000 for the pipe lining, Dario Nunez 2<sup>nd</sup>, all approved.
4. **New Business:**
  - a. **New Board Members-** Dario Nunez and Maggie Perry were appointed to the board at the special meeting held on August 11.
  - b. Pool issues
    1. Dawna McMackin reported there have been many issues with kids being destructive at the pool. Police have been called for these situations. Moving forward any kid seen jumping the fence, the police will be called. The board is putting together new language for pool rules that will allow stricter policies to be enforced when damage is done at the pool.
    2. Ring Cameras- Since the cameras at the pool can be viewed live and there ae many times minors are at the pool and on the footage the board wants anyone with access to the cameras to have a background check completed. A level 1 background check is \$26 and would be paid for by the HOA. Dawna McMackin motioned to have background checks done annually at the HOAs expense for any board member with access to the cameras, Dario Nunez 2<sup>nd</sup>, all approved.
  - c. Gate Codes- The gate codes were changed for security reasons and the code is now the same for the entire community. This was done to be able to change the gate codes frequently to ensure prior residents are not

continuing to gain access. A resident has recently requested the code be changed due to the homeowner giving the code to a nonresident and now they no longer want the individual to have the code. The board has agreed that if the resident wants the code changed it would have to be at the homeowners expense.

- d. Road parking- Vehicles are not able to get to the RV lot with cars parking on both sides of the road. The board is waiting on direction from code enforcement.
- e. Front Gate- The board is looking into prices for an automatic arm at the gate that will only allow one car in at a time, tabled until prices are received.
- f. Covenant Changes- Changes for the covenants have been submitted to the board for approval, the board is reviewing what was submitted.
- g. Newsletter- Dawna McMackin reported the board would like to start sending out an electronic newsletter. The board is looking for volunteers to help with putting the newsletter together.
- h. Budget for Christmas Decorations- Dawna McMackin would like to purchase new Christmas decorations to update the front entrance. Dawna McMackin motioned to allot \$500 for decorations, Jim Petrino 2<sup>nd</sup>, all approved.
- i. Board meeting time- The board would like to change the meeting time from 7pm to 4pm- Tabled.

### **Violations-none**

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### **3. Open Discussion**

- Muriel- 1540LP- thought Jim Petrino doing work through his business for the association was a conflict of interest and because his RV spot was past due it made him ineligible to be on the board. Board and fairway informed her it was not a conflict of interest as it is a legitimate business, and being past due on the RV lot has nothing to do with the board.
- Rob Rogulski- questioned why the price of the pipe lining increased.

**Next meeting Tuesday October 11, 2022 at 7pm-**

Being no further business before the Board, the meeting adjourned at 8:14pm

Minutes Prepared By:

Joy Simon, Fairway Management