

BRIDGEWATER AT BAYSIDE LAKES
HOMEOWNERS' ASSOCIATION
Board of Directors Meeting
January 10, 2023
Bayside Lakes Clubhouse

Property Management:

Joy Simon

1. **Call to Order-** Meeting called to order at 7:00pm A quorum was established with 5/5 Directors.
2. **Reading/Waive Reading of Previous Minutes-November 2022**—Jim Petrino motioned to approve the minutes, Dan Osterhout 2nd, all approved.

Financial Information-The Operating Account balance as of December 2022 was \$ 27,834.55. The Reserve balance at the end of December was \$ 187,475.97 for a total of \$ 215,310.52(Operating and Reserves).

ARC Applications: Dawna McMackin reported that the ARC forms approved in January are 1768 SG for a new roof, 1720LM for exterior paint, 1717LM for shutters. Applications approved in December were 1660LM for a fence.

1. **Old Business**

A. Playground update- Dan Osterhout reported that the playground was delivered, and will be installed on Saturday. One swing set had to be removed and the t swing will be relocated. The T swing set needs to be repainted and a quote was received for \$500 to paint it beige to match the new playground. Dan Osterhout motioned to approved the \$500 quote, Maggie Perry 2nd, all approved.

2. **New Business:**

- a. **Recording Meetings-** Dawna McMackin reported that per the state statutes meetings, can be recorded, however the recording must be turned off when fines, and homeowner financials are being discussed.
- b. **Annual Meeting-** Dawna McMackin reported that per the Docs for Bridgewater (Article 3, Section 1 of the By Laws), the annual meeting is to be held at 1pm. The board is going to hold the annual meeting at that time to be in compliance with the docs.
- c. **ASI Interpreter-** A resident has requested an ASI interpreter to be at the meetings, an interpreter was hired to be at the meeting for a hire, all meetings will be held for 1 hour length to not go over the interpreters time.
- d. **ARC Fees-** the board would like to discontinue charging a fee for arc applications. Dan Osterhout motioned to eliminate the \$25 arc fee, Jim Petrino 2nd, all approved.
- e. **Past Due accounts-** the board would like all accounts over \$1000 and 90 days past due sent to the attorney for collections, and liens placed on the accounts if not paid.
- f. **Tow Away Sign-** A new tow away sign is needed for the entrance of the pool area, Per the attorney notice needs to be given to any person whose vehicle is going to be towed. Notice can be given in format of the posted sign, the language on the current sign posted was missing information to be in compliance. The sign will be updated and replaced.
- g. **Apiary-** the homeowner with the beehive in the backyard was not meeting requirements per the state, Florida Agriculture has given them 30 days to bring this into compliance, the state will reinspect.
- h. **Alligator Signs-** The attorney suggested posting signs near all the ponds and supplied the verbiage needed for the signs. The board is putting together rules and regulations in reference to the alligators and a 14 day notice will be given for when they go into effect.
- i. **Storage Unit-** The board needs to purchase a second storage unit for the pool area, and the current one has run out of room. The price for a unit equivalent to what is currently there now is \$350. Dawna McMackin motioned to approve up to \$400 for a new storage unit, Dan Osterhout 2nd, all approved.

- j. **Cabana Cleaning Contact-** Maggie Perry has been working with the cleaning company on establishing a new contract for cleaning the pool area with a list of what is expected to be done when onsite and establishing summer and winter hours. The contract will be for \$240 a month, with them being onsite twice a week during the months of April-October and 1 time per week November- March, the owner is the only person authorized to clean. Dan Osterhout motioned to approve the contract, Dawna McMackin 2nd, all approved.
- k. **In Motion-** Dawna McMackin is going through past invoices and questioning money spent on irrigation repairs. It appears the only pump fully updated is pump 2, and all pumps were supposed to be updated. 70 thousand was previously approved to completed this project, and would like a review from In Motion on what has been completed and why only 1 pump is done. Dawna suggested halting all repairs outside of the contract until this is resolved. The contract for irrigation was for \$32,000 and \$45,000 has been spent. Dawna would like approval to be given before repairs are completed. Dan Osterhout motioned to continue with wet checks and minor repairs, and repairs that fall under line item 6014 are suspended unless approved and cannot go over \$800 for minor repairs, Dawna McMackin 2nd, all approved.
- l. **Wooden Fence-** The wooden fence on Garylind that borders Bridgewater is in need of repair, Dawna McMackin motioned to have someone walk it and quote areas for repair, Dan Osterhout 2nd, all approved.
- m. **Invoices-** Dan Osterhout motioned to have all invoices sent to the board before checks are cut for approval, if there is no dispute for an invoices from any board member within 48 hours, the invoice will be processed and vendor paid, Dawna McMackin 2nd, all approved.
- n. **Mailbox replacements-** The mailboxes that were already replaced by the HOA, the HOA is covering the costs. Dan Osterhout motioned that in the future the HOA will help with the cost to repair/replace the crossbow and post on the mailboxes but not the mailbox itself, the mailbox will continue to be the responsibility of the homeowner to maintain/replace, Maggie Perry 2nd, all approved.
- o. **No Worries estimate-** No Worries provided a quote to plant 20 Palm Trees in the pool area and on the berm where trees are needed for \$3000. Dawna McMackin motioned to approved the quote, Jim Petrino 2nd, all approved.
- p. **1601 Las Palmos-** The homeowner requested the \$1000 fine be waived that was issued in 2021. Dan Osterhout motioned to keep the fine in place, Dawna McMackin 2nd, all approved.
- q. **1541 La Maderia Payment Plan-** The homeowners have requested a payment plan to pay off their past due amount, they have proposed to pay \$58 in addition to their monthly assessment for 24 months. Dan Osterhout motioned to approved the payment plan, if one payment is missed the account is to be sent to the attorney for collections, Dawna McMackin 2nd, all approved.

Violations- Dawna McMackin motioned to fine the below homes, Dan Osterhout 2nd, all approved

- 1. 1640LP- structure in the back yard
- 2. 1616LM- weeds in the flowerbeds
- 3. 1692LM- weeds in the flowerbeds
- 4. 1729LP- weeds in the flowerbeds
- 5. 1761LP- weeds in the flowerbeds

3. Open Discussion

- Muriel- 1540LP- looking for the minutes where the carp and mailbox repairs were approved
- Ralph Munno- asked if anything can be done about vehicles in the street and if mailbox sizes can be increased
- homeowner- a homeowner questioned the grass in the pond- was explained additional carp was added, if grasses remained more carp will be added.
- Louisa Carll- questioned if sand at playground needed to be replaced- was explained the sand at the playground currently is able to be reused. Wants basketball hoops removed from the streets and asked if they are being written up on inspections- explained the attorney the docs are vague and until docs are changed they hoops have not been cited. Asked who can call to have vehicles towed from the pool area- was advised to have a board member do it.

Next meeting Tuesday February 14, 2023 at 1:00pm- annual meeting

Being no further business before the Board, Jim Petrino motioned to adjourn the meeting, Dan Osterhout 2nd, all approved.

Minutes Prepared By:

Joy Simon, Fairway Management