

BRIDGEWATER AT BAYSIDE LAKES
HOMEOWNERS' ASSOCIATION
Board of Directors Meeting
March 12, 2024
7:00pm
Bayside Lakes Clubhouse

Property Management:

Joy Simon

1. **Call to Order-** Meeting called to order at 7:00pm A quorum was established with 4/5 Directors. Dario Nunez was absent.
2. **Reading/Waive Reading of Previous Minutes-January 2024-** Dan Osterhout motioned to approve the minutes with a minor change, Jim Petrino 2nd, all approved.

Financial Information-The Operating Account balance as of February 2024 was \$ 9,677.52. The Reserve balance at the end of February was \$110,970.74 for a total of \$120,648.26(Operating and Reserves).

ARC Applications: Maggie Perry gave the arc report:

- a. 1550LM-Roof-not approving until fine is paid
- b. 1684LP- solar panels- need additional information
- c. 1696SG-not approving until fine is paid
- d. 1713LM-exterior paint- approved

The arc committee is requesting the following homes be fined for work completed without ARC approval. Dan Osterhout motioned to fine 1524LM,1665LP,1728LP,1693SG, Maggie Perry 2nd, all approved.

- e. 1524LM-roof
- f. 1665LP-roof
- g. 1728LP-roof
- h. 1639SG-shutters

2. **Old Business**

A. Pool Resurfacing- The pool resurfacing was scheduled for the end of March, Dan Osterhout is suggesting the project be placed on hold until the money in the CD matures and can be removed to pay for the pool project. Dan Osterhout motioned to reschedule the pool repairs for October when the money will be available, Rob Rogulski 2nd, Jim Petrino approved, Maggie Perry voted no, motioned passes 3-1. Joy from Fairway will contact Brevard Pools and have the project rescheduled.

3. **New Business:**

- a. **Fine removal requests-** Two homeowners have requested fines be removed, one for a weed violation and the other an ARC fine for not submitting a form for their roof. A letter will be sent to each homeowner, advising them they will need to schedule a hearing with the fining committee.
- b. **Roadway inspection/life expectancy-** Rob Rogulski has reached out to contractors to have the roads looked at to determine their life expectancy. Rob presented the board with an estimate of what the cost would be to have the roads redone, and what is currently in the reserves. As of now the

reserves is underfunded to support the cost of having the road repaved and proposed what was needed to be added every year to the reserves to be properly funded.

- c. **Vendor contract/permissions-** Rob Rogulski questioned who is authorizing vendors to do work outside of what is listed in the contracts. Irrigation costs have exceeded what is contracted. Rob would like contractors to request permission for all work done outside of what is listed in their contracts.
- d. **FPL costs-** Rob Rogulski questioned the rise in FPL costs at the pool. Dan Osterhout explained the pool pump runs nonstop and putting a timer on the pump so it only runs when needed should help offset some of the costs. An estimate for a timer will be received.
- e. **Asset inventory-** Rob Rogulski question who is keeping an inventory of items purchased with HOA money and where are items being stored. Rob suggested management have a list of items belonging to the HOA and that the items should be stored someplace other than Board members homes.
- f. **Intent to Foreclose-** the attorney has presented two homes that have not paid their HOA dues and not responded to collection efforts. Rob Rogulski motioned to proceed with foreclosure, Jim Petrino 2nd, all approved.
- g. **Nomination Committee-** Muriel Varieur is requesting a committee be put together. Dan Osterhout asked Muriel to gather names for the committee and present to the board at the next meeting.
- h. **Finning Committee-** Currently Muriel Varieur, Rock Miron, and Patricia Casebeer sit on the committee. An issue was brought up with ARC members sitting on the committee and voting on fines that were presented by ARC. ARC members on the fining will not vote on those issues at the hearings.

Violations- none

3. Open Discussion

- Ed Boyer- expressed concerns with the lawn crew and the property not being cut, also expressed concerns with the amount of weeds on the property and HOA common areas
- Muriel- ask for clarification on the large irrigation project being done, and asked the status of pump 5
- Roland- expressed concerns with the lawn crew, and the condition of his property.
- Danny Phalen- notified the board there was a leak in the irrigation at Jim Petrinos house and has resulted in his irrigation not working.

Next meeting Tuesday April 9, 2023 at 7:00pm-

Being no further business before the Board, Jim Petrino motioned to adjourn the meeting at 8:26pm, Dan Osterhout 2nd, all approved.

Minutes Prepared By:

Joy Simon, Fairway Management