

BRIDGEWATER AT BAYSIDE LAKES
HOMEOWNERS' ASSOCIATION
Board of Directors Meeting
May 9 2023
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. Jim Petrino was absent
2. **Reading/Waive Reading of Previous Minutes-April 2023**—Dan Osterhout motioned to approve the minutes, Rob Rogulski 2nd, all approved.

Financial Information-The Operating Account balance as of April 2023 was \$ 51,893.04. The Reserve balance at the end of April was \$ 138,803.29 for a total of \$ 190,696.33 (Operating and Reserves).

ARC Applications: Applications approved:

- a. 1720LM- fence was denied
- b. 1656LM- roof and door paint were approved
- c. 1659SG- tree removal approved
- d. 1606 SG- solar panels approved, roof denied as color was not provided
- e. 1741SG- pavers in the backyard approved
- f. 1551LM- stucco repair approved.

2. **Old Business**

- A. **Storm Drain Update-** Dan Osterhout reported the pipe is being cleaned this week, has been delayed due to the amount of sand found in the pipe, then it will be lined.
- B. **Board made rules-wildlife-** letters were sent to each homeowner with the verbiage for the proposed board made rule involving wildlife. This rule is being made for the purpose of protecting the HOA legally if something should happen on HOA property. Signs with the approved verbiage will be placed in all common areas. Dan Osterhout motioned to approve the board made rule sent to all homeowners, Maggie Perry 2nd, Dario Nunez voted yes, Rob Rogulski abstained. Motion passes 3-1.
- C. **Lawn Service-** Dan Osterhout motioned to hire Flawless at the rate of \$14,350 per month, Dario Nunez 2nd, all approved.
- D. **1601 Sawgrass-** The board granted the homeowner a 30 day extension to have the home painted before the fining began. The extension is up and no movement has been made on having the home painted. Rob Rogulski made a motion to fine the homeowner, Dan Osterhout 2nd, all approved.
- E. **Pool Furniture-** Maggie Perry reported the new furniture has been purchased and is at the pool
- F. **Ring Camera-** Maggie Perry reported an additional ring camera has been installed on the pool gate.

3. **New Business:**

- a. **Raccoons-** Dan Osterhout reported the ring cameras at the pool showing an increase of raccoon activity. The board has been questioning if a letter should be sent to the city to see if there is something they can or are willing to do about the growing raccoon population. A homeowner brought a product to the boards

attention (Critter Ritter) that is supposed to repel raccoons without harming them, and has success with the product at his home. The board is going to continue to explore different options to help reduce the nuisance.

- b. **Shed in the RV lot-** The board purchased an additional shed/storage closet for the pool as approved, however it is still not enough storage needed for all HOA items. The board is going to price out a shed to place in the RV lot that will house all HOA items (mailboxes, holiday decorations, etc.) and use the smaller sheds at the pool for cleaning supplies only.

Violations- Dan Osterhout motioned to fine the below homes, Maggie Perry 2nd, all approved

1. **1647SG-** weeds in the flowerbeds.

3. Open Discussion

- Muriel Varieur- questioned the last time the RV lot prices were raised.
- Mike Knott- asked what the status was on the basketball hoops being removed from the roads.

Next meeting Tuesday June 13, 2023 at 7:00pm-

Being no further business before the Board, Dan Osterhout motioned to adjourn the meeting at 7:36pm, Maggie Perry 2nd, all approved.

Minutes Prepared By:

Joy Simon, Fairway Management