

BRIDGEWATER AT BAYSIDE LAKES  
HOMEOWNERS' ASSOCIATION  
Board of Directors Meeting  
October 10, 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 5/5 Directors.
2. **Reading/Waive Reading of Previous Minutes-September 2023-** Maggie Perry motioned to approve the minutes with a minor change, Dario Nunez 2<sup>nd</sup>, all approved.

**Financial Information-**The Operating Account balance as of September 2023 was \$ 53,703.63. The Reserve balance at the end of September was \$107,827.25 for a total of \$161,530.88(Operating and Reserves).

**ARC Applications:** Maggie Perry gave the arc report:

- a. 1554LM-Roof-approved
- b. 1724LM- solar panels- approved
- c. 1569LP-gutters- approved
- d. 1729LP-roof- approved
- e. 1690LP-paint- approved
- f. 1745LP-screen porch- approved

2. **Old Business**

**A. Bike rack at the pool-** has been installed.

3. **New Business:**

- a. **Cop detail to patrol neighborhood-** The MOU contract on file with the police department is expired, a new contract is being signed to have on file.
- b. **1606SG-** Homeowners presented a payment plan to payoff past due balance; 10/14- \$450, 11/14-\$220, 12/24- \$200, 1/14- \$350. Rob Rogulski motioned to accept the payment plan, Dan Osterhout 2<sup>nd</sup>, all approved.
- c. **1713SG-** Homeowner presented a payment plan of paying an extra \$60 a month on top of the monthly assessment. Dan Osterhout motioned to accept a payment plan of an additional \$60 a month, Rob Rogulski 2<sup>nd</sup>, all approved.
- d. **Pool Resurfacing-** Maggie Perry received quotes from Castaway pools for \$46,000 and Brevard Pools for \$23,000 to resurface the pool. Maggie is going to reach back out to Castaway and ask them to revise the quote to just account for resurfacing and not the tile work that was included.
- e. **Ratify Leak Repair-** Red Rhino \$1595- The pool had a leak in the pipe that runs from the pump around the pool and T's off to all the jets that was repaired. There is an additional leak in a pipe that runs through the pool wall that will be repaired when the pool is resurfaced. Rob Rogulski motioned to approve the \$1595, Dan Osterhout 2<sup>nd</sup>, all approved.
- f. **Ratify approval of Junipers Contract-** Dan Osterhout reported that Bio Green was not able to reduce their price to the \$30,000 allotted in the budget for fertilization. The board signed a contract with Juniper which includes 3 granular treatments, 2 spray treatments, and weed treatments. Dan Osterhout motioned to approve Junipers contract, Jim Petrino 2<sup>nd</sup>, all approved.

- g. **CD-** The \$75,000 in the CD will mature soon. Rob Rogulski motioned to let the CD roll over, Dan Osterhout 2<sup>nd</sup>, all approved.
- h. **Weir-** The water in the lakes is flowing back into the lake instead of out. Dan proposed moving the grate on the outside of the weir to the inside to help with water flow,

**Violations-** Dan Osterhout motioned to start fining the below homes, Jim Petrino 2<sup>nd</sup>, all approved

1. 1729SG- Pressure wash the driveway and sidewalks
2. 1713LP- weeds in the flowerbeds
3. 1684LM- weeds in the flowerbeds, pressure wash the sidewalks, driveway, and walkway
4. 1560LM- weeds in the flowerbeds, pressure wash the driveway and sidewalks
5. 1692LM- weeds in the flowerbeds, pressure wash driveway and sidewalks
6. 1520LM- weeds in the flowerbeds, Basketball hoop needs to be stored 25 feet from the road.

### 3. Open Discussion

- Louisa Carll – asked the status of the violations on 1789SG sidewalks, brought up the issue with the trucks parking in the road and suggested implementing towing, would like the board to crack down on renters,
- Dario Nunez- questioned the proper way to fix raised sidewalks.
- Linda Hodnett- brought to the boards attention the Bridgewater sign needs to be painted, asked if there was anything that can be done about loud music late at night.
- 1705LP- expressed concern with the parking issues at the LP intersection an asked the board for help in rectifying it, also expressed concern with speeding and questioned if additional speed bumps wre an option.

**Next meeting Tuesday November 14, 2023 at 7:00pm-**

Being no further business before the Board, Rob Rogulski motioned to adjourn the meeting at 8:37pm, Dan Osterhout 2<sup>nd</sup>, all approved.

Minutes Prepared By:

Joy Simon, Fairway Management