

BRIDGEWATER AT BAYSIDE LAKES
HOMEOWNERS' ASSOCIATION
Board of Directors Meeting
September 12, 2023
7:00pm
Bayside Lakes Clubhouse

Property Management:

Joy Simon

1. **Call to Order**- Meeting called to order at 7:01pm A quorum was established with 3/5 Directors. Dario Nunez and Jim Petrino were absent
2. **Reading/Waive Reading of Previous Minutes-August 2023**- Dan Osterhout motioned to approve the minutes with a minor change, Maggie Perry 2nd, all approved.

Financial Information-The Operating Account balance as of August 2023 was \$ 57,458.32. The Reserve balance at the end of August was \$105,743.92 for a total of \$163,202.34(Operating and Reserves).

ARC Applications: Maggie Perry gave the arc report:

- a. 1551LM-roof and exterior paint approved
- b. 1672- tree removal- not approved- need further information
- c. 1736LM- roof approved
- d. 1708LP- roof approved
- e. 1640LP-roof approved
- f. 1639SG- shutters/ screen approved
- g. 1700SG- shutters approved
- h. 1728SG- exterior paint approved

2. **Old Business**

- A. Fertilization quotes**- Quotes were received from Juniper, and Bio Green. The board is trying to keep the budget at \$30,000. Currently Juniper is at \$30,000 but does not include weeds and insecticide. Dan is currently working with both companies to get the services at the price needed. Dan Osterhout motioned to approve a budget of \$30,000 and approve a fertilization company by October 1st, Rob Rogulski 2nd, all approved.
- B. Bike rack at the pool**- Maggie Perry has been researching bike racks but needs a dollar amount to narrow the search down. Reported there was a bike rack for \$150 that held 6 bikes that would be sufficient. Dan Osterhout motioned to approve an expense of \$175 for a bike rack, Rob Rogulski 2nd, all approved.
- C. Plants at the pool**- The board is getting estimate to remove and replace the Hawthornes at the pool and it will be placed in the 2024 budget. The project will be tabled until 2024.
- D. Richards Paint**- Joy from Fairway met with Richards Paint and the approved colors are currently uploaded to a digital catalog.
- E. Mailboxes**- The board is continuing discussions on how to proceed with who is responsible for mailbox repairs. If the HOA is responsible it will need to be added to the budget as a line item, which would eliminate other beautification projects. Tabled for further discussion.

3. New Business:

- a. **1705SG Payment Plan-** The homeowner has paid a lump sum and is requesting to pay the rest of the past due balance off over 12 months. Dan Osterhout motioned to approve the 12 month payment plan, with the stipulation that any missed payment the account automatically goes to the attorney for collections, Rob Rogulski 2nd, all approved.
- b. **Leak at the Pool-** Red Rhino is scheduled to come test for the leak Sept 13 between 9-10am.
- c. **Pavers quote-** Surfside Pavers provided a quote of \$1500 to repair the sinking pavers. Dan Osterhout motioned to have the pavers repaired once the pool leak is repaired, Maggie Perry 2nd, all approved.
- d. **Playground Fence-** A and B fence provided two quotes to fence in just the playground area; one with existing material \$4,530 or new material \$8,673. Tabled until the funds are available
- e. **Stop Sign quote-** Two stop signs have fallen and need the post replaced; Bayside Lakes BLVD and Sawgrass and Sawgrass and Las Palmas. Dan Osterhout motioned to approve having the post at BSL ordered and installed and the board will reattach the street signs, Rob Rogulski 2nd, all approved.
- f. **ECOR-** ECOR provided two quotes to maintain the lake; \$1000 to come in and knock down the overgrown vegetation and \$250 per quarter after that to maintain the ponds. Dan Osterhout motioned to do the initial spray to get the weeds under control, Rob Rogulski 2nd, all approved. Dan Osterhout motioned to approve the quarterly spraying after the initial spray, Maggie Perry 2nd, all approved.
- g. **Halloween Security-** Rob Rogulski motioned to hire an officer at \$55 per hour from 5:30pm-9:30 pm to stand at the closed gate and monitor entry, Dan Osterhout 2nd, all approved.

Violations- Dan Osterhout motioned to start fining the below homes, Rob Rogulski 2nd, all approved

1. 1511LM- weeds, pressure wash the driveway and sidewalks
2. 1628LM- weeds, pressure wash the driveway and sidewalks
3. 1696LM- weeds, pressure wash the driveway and sidewalks
4. 1732LM- weeds, replace house numbers
5. 1611SG- weeds
6. 1736LP- weeds

3. Open Discussion

- Louisa – brought up issues with residents not picking up after their pets, would like another security guard at the pool
- Muriel- would like to know the status of the ASL interpreter and offered her time to source one, given a \$70/hr budget.
- Mike Knott- question if the costs for the POA pool and roof repair were in the budget or if residents should be expecting an assessment. Asked for an update on basketball hoops.

Next meeting Tuesday October 10, 2023 at 7:00pm-

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

Minutes Prepared By:

Joy Simon, Fairway Management