

**BRIDGEWATER AT BAYSIDE LAKES**  
**HOMEOWNERS' ASSOCIATION**  
Board of Directors Meeting  
March 9, 2021  
Via Zoom

**Property Management:**

Joy Simon

1. **Call to Order-** Meeting called to order at 7:01 P.M. A quorum was established with 3/4 Directors. JP absent
2. **Proof of Meeting Notice-**Notice was posted in accordance with the regulations.
3. **Reading/Waive Reading of Previous Minutes-January 2021-**Dan Osterhout motioned to approve the minutes, 2<sup>nd</sup> by Louisa Carll, all approved.

**Financial Information-**The Operating Account balance as of January 31, was \$133,524.95. The Reserve balance at the end of January was \$13,023.03 for a total of \$146,547.98(Operating and Reserves).

**ARC Applications:** Louisa reported the below approvals:

January

1. 1624 LM- tree removal
2. 1725 SG- fence
3. 1737 SG- new roof
4. 1733 SG- new roof

February

5. 1617 SG- roof
6. 1713 LM- roof
7. 1729 LM- roof
8. 1724 LM- roof
9. 1716 LP- paint
10. 1709 LM- extend patio pavers

March

11. 1733 SG- roof (listed twice)
12. 1737 SG- roof (listed twice)
13. 1776 SG- trees  
1724 LM- tree

**Old Business**

- a. **Electronic sign-** Dan Osterhout motioned to increase the sign amount to \$800 including installation, Louisa Carll 2<sup>nd</sup>, all approved.
- b. **fence repair-** The original company contracted has stopped returning calls, currently getting additional quotes.
- c. **pool resurfacing-** Bids are coming in high, the board wants to continue shopping around for bids.
- d. **Weir box-** Granite Inliner came out and looked at the pipes. Since the pipes we have are plastic their lifespan is 30-50 years. The pipes never should have been cleaned without being inspected first, however if there are no active issues there is no reason to have them inspected.

**New Business**

- a. **Robs Resignation**
- b. **Officer Positions**

- A President- Dan Osterhout motioned Jim Petrino, Louisa Carll 2<sup>nd</sup>, all approved**
- B Vice President- Dan Osterhout motioned Louisa Carll, Clyde King 2<sup>nd</sup>, all approved**
- C Treasurer- Louisa Carll motioned Dan Osterhout, Clyde King 2<sup>nd</sup>, all in favor.**
- D. Secretary- Dan Osterhout motioned Clyde King, Louisa Carll, all approved.**

- c. Items approved**
  - 1. Gate repair- Automatic Access- \$921.27-**
  - 2. Pool pavers- Surfside Pavers- \$2200-**
  - 3. Pool stain remover- Family swim \$300- will take about two weeks for stains to be removed.**
- d. Lights for the RV Lot- tabled until the bucket truck Flawless is letting us use is repaired, but lights are in.**
- e. Fertilization-Louisa Carll reported that Matt Spears but a bid in for 5 applications a year for \$22,960 per year, which is under the budgeted amount. Dan Osterhout motioned to approve Matt Spears, Louisa Carll 2<sup>nd</sup>, all in favor. Louisa will reach out to Matt.**
- f. Sheds- The arc committee is going to put together a set of guidelines for sheds.**
- g. Camera quotes- the quote received from East Coast Alarms for the front gate and pool area would be around \$5,000. The price is pricier than the board was looking to spend. An option is to purchase the equipment and the board install themselves. Tabled to get more quotes and look into different options.**
- h. Security officer at the pool- Louisa expressed a need for one at night if one came at all, mostly on the weekend. Tabled until next meeting since pool is closed for the next couple weeks for cleaning.**
- i. Washing RVs at the pool- homeowners have been seen washing their RV using the pool water, letters will be sent to homeowners seen utilizing the water.**
- j. Paint the bathrooms- Dan Osterhout motioned to allow Louisa to purchase up to \$200 for paint supplies, Clyde King 2<sup>nd</sup>, all approved.**

**Violations- Dan Osterhout motioned to send the below violations to fining with a letter included from the attorney for the raised sidewalks, Louisa Carll 2<sup>nd</sup>, all in favor.**

- a. 1760LP- Vine on side of the house, Dead Palm Fronds, Dirty driveway and sidewalk**
- b. 1764 LP- dirty driveway and sidewalk**
- c. 1656 LM- numbers on house missing, raised sidewalk**
- d. 1625LM- dirty driveway and sidewalk**
- e. 1717LM- dead palm fronds, dirty driveway and sidewalks**
- f. 1733 LM- Dirty driveway and sidewalks**
- g. 1757LP- dirty driveway and sidewalk**
- h. 1625LP- driveway and sidewalk and walkway dirty**
- i. 1608LP- driveway and sidewalk dirty**

#### **4. Open Discussion**

Muriel Varier 1540LM- questioned the letter from the attorney, if it would be just a generic letter to be sent. Wants to make sure meetings will be recorded and screens for irrigation will be cleaned.

**Next meeting Tuesday April 13, 2021 at 7pm-**

Being no further business before the Board, the meeting adjourned at 8:21pm.

Minutes Prepared By:

Joy Simon, Fairway Management