

BRIDGEWATER AT BAYSIDE LAKES
HOMEOWNERS' ASSOCIATION
Board of Directors Meeting
June 8, 2021
Bayside Lakes Clubhouse

Property Management:
Joy Simon

1. **Call to Order-** Meeting called to order at 7:05 P.M. A quorum was established with 3/4 Directors. Jim Petrino Absent.
2. **Reading/Waive Reading of Previous Minutes-May 2021**—Dan Osterhout motioned to approve the minutes, 2nd by Clyde King, all approved.

Financial Information-The Operating Account balance as of May, was \$ 172,314.35. The Reserve balance at the end of May was \$ 26,276.08 a total of \$ 198,590.43 (Operating and Reserves).

ARC Applications: Louisa reported Dawna McMackin is a new member joining the arc committee, the arc is also excluding the need to submit vendor license and insurance information.

Old Business

1. **Ring doorbell-** Dan Osterhout motioned to order 2 ring doorbells for \$259 each, Clyde King 2nd, all approved.
2. **Violation Letters-** The prior meeting the board approved to give 2 30 day notices to approve, the covenants and state statutes say only 14 days is needed to be provided before a home is sent to fining. Louisa Carll motioned to send 1 30 day notice and if not cured sent to fining, Dan Osterhout 2nd, all approved.
3. **New Business:**
 - A. **ASI-** ASI has been the irrigation vendor since 2018, and worked Bridgewater when funds were low, as of lately they have not been providing services needed. Dan Osterhout is proposing to use a new irrigation service In Motion and terminate ASI. In Motion would be significantly more money, but would fix the irrigation properly. The board is at the point where they either will continue to maintain the sprinkles up to the valve as required by the Docs, and homeowners will be responsible for the sprinkler heads, or spend the money to have it fixed correctly and continue to maintain it all. Clyde King is motioned to table terminating ASI and notify them of the reasons the board is not happy, Dan Osterhout 2nd, all approved.
 - B. **Cameras at front gate-** The cameras at the front gate need to be replaced, the time is incorrect and the current board does not have the log in to be able to change that, as well as the quality is not great. Clyde King motioned to replace 8 new cameras and a new DVR for a maximum of \$400 at the front gate, Louisa Carll 2nd, all approved.
 - C. **New Board member-** Louisa Carll motioned to appoint Dawna McMackin, Dan Osterhout 2nd, all approve.
 - D. **Curb Repair-\$1741 Sawgrass- \$900-** Dan Osterhout motioned to approve the quote, Louisa Carll 2nd, all in favor.
 - E. **Self Help-1717 La Maderia-** The covenant allows if a homeowner is not responding to letters and improvements are not being made after a 30 day notification the board can approve to hire a vendor to cure the violations and bill the homeowner. Dan Osterhout motioned to do self help, Clyde King 2nd, all approved.
 - F. **Clyde King explained the board is looking to form a committee to work on having the covenants amended, they would like at least 1 member to have lived in the community for over 10 years.**

Violations- Dan Osterhout motioned to send the below homes to fining, Clyde King 2nd, all in favor.

1672 SG- pressure wash the house
1636 La Maderia- weeds in the flowerbeds
1579 Las Palmos- weeds in the flowerbeds
1641 La Maderia- Clean the driveway and sidewalks.

3. Open Discussion

Next meeting Tuesday July 13, 2021 at 7pm-

Being no further business before the Board, the meeting adjourned at 8:10m.

Minutes Prepared By:

Joy Simon, Fairway Management