

BRIDGEWATER AT BAYSIDE LAKES  
HOMEOWNERS' ASSOCIATION  
Board of Directors Meeting  
April 11, 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 4/4 Directors.
2. **Reading/Waive Reading of Previous Minutes-March 2023**—Dan Osterhout motioned to approve the minutes, Maggie Perry 2<sup>nd</sup>, all approved.

**Financial Information**-The Operating Account balance as of March 2023 was \$ 51,157.31. The Reserve balance at the end of March was \$ 141,348.60 for a total of \$ 192,506.22(Operating and Reserves).

**ARC Applications:** no report

1. **Old Business**

**A. Storm Drain Update-** Dan Osterhout reported the pipe was inspected and about 6 inches of sand was in the pipe, and it is being cleaned. The pipe will be lined the beginning of next week.

2. **New Business:**

- a. **Mowtivated Termination-** Jim and Dan met with the vendor about performance issues in February and there has been no improvement. Dan Osterhout motioned to terminate Mowtivated, Jim Petrino 2<sup>nd</sup>, all approved.
- b. **Appoint Board and ARC Members:**
  1. **Board Member-** Jim Petrino motioned to appoint Rob Rogulski to the board, Dan Osterhout 2<sup>nd</sup>, all approved.
  2. **ARC Members:** Jim Petrino motioned to appoint Mike Knott and Muriel Varieur to the arc committee, Maggie Perry 2<sup>nd</sup> all approved.
  3. **Alligator Signs-** Dan Osterhout reported the board is allowed to make board appointed rules and regulations over the common areas. There have been issues with alligators (wildlife) in the ponds and the attorney recommended putting together rules for the community noting to not feed the wildlife. 14 days notice needs to be given to the community announcing a change will be voted on and then the change sent out to the community. Dan Osterhout motioned to send the rules change out to the community to be able to vote at the May meeting, Jim Petrino 2<sup>nd</sup>, all approved.
  4. **Fairway Authorized check signers-** Dan Osterhout reported since all invoices are being approved via email Fairway should be able to sign the checks. Dan Osterhout motioned to authorize Joy Simon and Jim Kenney to be signers for Bridgewater checks, Jim Petrino 2<sup>n</sup>, all approved.
  5. **1601 Las Palomos-** Joy reported that 1601 is planning to sell the property and has asked for an extension on painting the home. Rob Rogulski motioned to grant a 30 day extension, Jim Petrino 2<sup>nd</sup>, all approved.

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

1. 1500LM- weeds
2. 1713LM-boat in drives
3. 1541LM- pressure wash driveway, sidewalks, and fence
4. 1681LM- weeds
5. 1736LP- weeds and pressure wash house

- 6. 1647SG- weeds
- 7. 1678SG- pressure wash house

3. Open Discussion

- Elizabeth Miller and Molly Currens- wanted clarification on Basketball Hoops, the docs state 25 feet from public road and believe Bridgewaters roads are private. The community is not a 55 and over community and the kids should be allowed to be outside playing, without parents being required to move the hoops back and forth. There is a bigger issue with vehicles being parked all over the road which causes more of a danger. Businesses are also being run out of homes which is against the docs and nothing is being done about that issue. homeowners plan to petition homeowners to see who is in favor of the basketball hoops and would like the docs changed.
- Louisa Carll- wanted clarification on where the new mulch was being placed
- Muriel Varieur- asked if mulch was being placed outside the gate
- Mike Knott- asked what lawn company will be taking over, when is the pool getting new furniture, and will the wildlife rules protect from people swimming in the water
- Rob Rogulski- requested to know what the irrigation maintenance entails.

**Next meeting Tuesday May 9, 2023 at 7:00pm-**

Being no further business before the Board, Jim Petrino motioned to adjourn the meeting at 8:03pm, Dan Osterhout 2<sup>nd</sup>, all approved.

Minutes Prepared By:

Joy Simon, Fairway Management