

BRIDGEWATER AT BAYSIDE LAKES
HOMEOWNERS' ASSOCIATION
Board of Directors Meeting
June 11, 2024
7:00pm
Bayside Lakes Clubhouse

Property Management:

Joy Simon

1. **Call to Order**- Meeting called to order at 7:03pm A quorum was established with 4/4 Directors.
2. **Reading/Waive Reading of Previous Minutes-May 2024**- Rob Rogulski motioned to approve the minutes, Dan Osterhout 2nd, all approved.

Financial Information-The Operating Account balance as of May 2024 was \$30,514.54. The Reserve balance at the end of May was \$97,250.86 for a total of \$127,765.40 Operating and Reserves).

ARC Applications: Dan Osterhout motioned to approve the below applications, Maggie Perry 2nd, Rob Rogulski abstained, Passes 4-1.

- a. 1544LM-generator
- b. 1740LM-lights on sides of garage door
- c. 1539LP-trim paint and hurricane shutters
- d. 1701- roof and exterior paint
- e. 1772SG- add palm tree to front yard
- f. 1771SG- exterior paint BW-2
- g. 1571LM- Metal Roof- tabled until a special meeting is called. Under new bill HB1203 metal roofs are considered hurricane protection and cannot be denied by the HOA. The board would like to put together guidelines for metal roofs before the application is approved such as no screws showing, must be a color, and at least 26-gauge thickness.

2. **Old Business**

A. ARC Committee- Louisa Carll, Diane Erno, Roland Scanlan, Danny Phalen, Clyde King, Patti Boyer, and Maggie Perry have volunteered for the committee. Jim Petrino motioned to appoint all volunteers to the committee, Rob Rogulski 2nd, all approved.

3. **New Business:**

- a. **1717SG driveway repair**- two quotes were received from St Michaels Construction; 1 to demo and replace the apron for \$2250 and 2. To dig a 2 foot trench for \$1000. The cost for IN Motion to do the irrigation repair under the driveway is \$800. Dan Osterhout motioned to approve having the driveway apron demoed and repoured and In Motions irrigation repair, Rob Rogulski 2nd, all approved.
- b. **Pool**- Maggie Perry presented a concern with having the pool closed on the days extra chemicals need to be added and requires the pool to be closed for 2 hours. The board will request the pool company to text Maggie on those days and after 2 hours Maggie or another board member/ volunteer will come and unlock the chained door.
- c. **Irrigation budget**- The irrigation budget for renovations has gone over budget, the board will look into what has been completed this year and require prior authorization from IN Motion before repairs are completed.
- d. **1761SG late fee removal**- The homeowners are requesting the late fees be removed, they were paying the prior year's amount on auto pay, the office was not provided the updated email or mailing address and

notices were being returned. Dan Osterhout motioned to remove all but the first late fee and financial charge, Rob Rogulski 2nd, Maggie Perry and Jim Petrino voted no, motion fails.

- e. **1777SG Irrigation damage-** A sprinkler head malfunctioned and sprayed into the resident's soffits, and the homeowner would like the HOA to pay for the repairs. The Board had the irrigation turned off once they were notified of the issues, the office provided the sections of the docs to the homeowner where it states the homeowner is responsible for irrigation repairs. The board agrees the HOA is not responsible for repairs.
- f. **Appoint new board member-** Jim Petrino motioned to appoint Danny Phalen to the board, Dan Osterhout 2nd, Rob Rogulski voted yes, Maggie Perry voted no, motion passes 3-1.
- g. **Secretary Position-** Dan Osterhout motioned to appoint Rob Rogulski as secretary, Jim Petrino 2nd, all approved.
- h. **State Laws-** Rob Rogulski presented some changes to the state laws for HOAs and some changes that will need to be made on how certain items are handled.

Violations- none

3. Open Discussion

- Roland Scanlan- asked if the fridge was removed, and why the gates were open- Fridge was removed and motors are being repaired on the gate.
- 1653SG- received a letter about vine and questioned who did inspections and how they were completed. Explained vine was not a weed but something they planted. Were instructed to email the office with issues like that to explain.
- Muriel- questioned why water was rushing out the gate- was explained that the casing on the well for pump 2 was rotted and needs to be replaced so the water was being pushed to the storm drain.
- Louisa- asked if the board received the colors she proposed for the sign and if they were ok to do, Dan questioned how long the black would last.
- Residents questioned the issues with the ATVs in the neighborhoods- the board suggested cops should be called.

Next meeting Tuesday July 9, 2024 at 7:00pm-

Being no further business before the Board, Rob Rogulski motioned to adjourn the meeting at 8:30pm, Jim Petrino 2nd, all approved.

Minutes Prepared By:

Joy Simon, Fairway Management