

BRIDGEWATER AT BAYSIDE LAKES
HOMEOWNERS' ASSOCIATION
Board of Directors Meeting
December 14, 2021
Bayside Lakes Clubhouse

Property Management:

Joy Simon

1. **Call to Order-** Meeting called to order at 7:02 P.M. A quorum was established with 5/5 Directors.
2. **Reading/Waive Reading of Previous Minutes-November 2021**—Dawna McMackin read the minutes from the previous meeting. Dan Osterhout motioned to approve the minutes, 2nd by Clyde King, all approved.

Financial Information-The Operating Account balance as of November was \$ 61,596.83. The Reserve balance at the end of November was \$ 146,187.02 for a total of \$ 207,783.85 (Operating and Reserves). These numbers may change once reconciled. Joy from Fairway management reported these numbers include the transfer to the reserve account from the operating account.

ARC Applications:

- 1691LP- exterior paint colors- approved
- 1616LP- fence extension- approved
- 1721LM- roof- approved
- 1756LP- roof- approved
- 1725LP- solar panels- approved

Old Business

1. **Lawn Car Contract-** The board needs to clarify a few items in the contract with NO Worries
2. **FPL-** Louisa reported there are areas staked out in front of the entrance, that could be from FPL where the new lights will be placed, waiting to hear from the representative at FPL if that is what it is for sure.
3. **Wein Inspection-** Dan Osterhout spoke with Seth Chipman, the attorney. It was explained that Bridgewater has no legal stance for what happened with Cloud 9 breaking the pipe as the statute of limitations was 4 years. Cloud 9 and the original engineer for the development should have been out on notice of the incident withing 15 days and that did not happen.
 - Dan Met with Morgan and Associates Engineering December 3, 2021 to inspect the storm drains. It was found that there were No major issues to report. The Bleed Down Orifice was found. The Issues to be addressed before next rainy season (stated that way because it is best to let the dry season lower the lake level to make work easy) are:
 - a. Bleed down orifice is currently covered with soil and need to be cleared out and maintained.
 - b. Outfall of system to the Melbourne Tillman canal was NOT able to be found (inspectors are going to contact Melbourne Tillman to get it resolved because it is obvious that they have damaged the end)
 - c. One pipe that drains to the lake is excessively long and should be cut off to resolve it pitching up and floating.
4. **New Business:**
 - a. **Welcome Packet** The board created a new welcome packet to send to all new homeowners that will include the ARC guidelines, ARC application, Covenants, and the current budget.
 - b. **Electric Bid-** A quote was received from Premiere Electric to repair the electrical issues at the front gate for \$347. Louisa Carll motioned to approve the bid, Dawna McMackin 2nd, all approved.
 - c. **2022 Budget-** The budget mailed to homeowners had incorrect assessment amounts, Fairway will remail the correct budget that matches the coupon book with the correct assessment amount.

- d. **Speeding on Las Pamos-** Dawna McMackin motioned to have an officer come in and patrol for speeding, Louisa Carl 2nd, all approved.
- e. **Mailbox repair-** There are several mailboxes in the HOA that need the crossbar repaired. The board is going to look into hiring a mobile welder to come in and make the repairs to the crossbar. Dawna McMackin motioned to have the board go around the neighborhood and see how many mailboxes need to be repaired and then obtain a quote from a welder, Louisa Carl 2nd, all approved. The board has already purchased a few extra mailboxes and paint the homeowners can purchase from the HOA if they need them.

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

1648LM- clean the driveway, sidewalks, and walkway

1736LP- clean the house

1641LP- remove the wooden fence panel and lattice

3. Open Discussion

- Muriel- 1540LP- wanted an update on pump 5 as residents on pump 5s grass is beginning to die, grasses in the pond need to be maintained- pipes are buried because of them, looking for update on if letters were sent to homes that are missing hedges, question the charges for greasing the gate
- Corey Richardson-1580LP- wants the board to send a copy of the DOCS to all prior homeowners as well as new, asked ow to handle people parking on the sidewalks, asked if there was any thought to putting back together a neighborhood watch
- Maggie Perry- 1724LM- asked if how to get set up in the callbox would be in the new welcome packet, asked when the sprinklers to her home would be removed from the doubler.
- 1785SG- reported a pipe in front of his home is busted
- Ralph Munno-1699SG- reported kids were ringing the doorbell and running away around 10pm
- 1772SG- reported kids were speeding through the neighborhood on dirt bikes.

Next meeting Tuesday January 11, 2022 at 7pm-

Being no further business before the Board, the meeting adjourned at 8:19pm.

Minutes Prepared By:

Joy Simon, Fairway Management