

BRIDGEWATER AT BAYSIDE LAKES
HOMEOWNERS' ASSOCIATION
Board of Directors Meeting
April 9, 2024
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 3/4 Directors. Rob Rogulski was absent.
2. **Reading/Waive Reading of Previous Minutes-March 2024-** Dan Osterhout motioned to approve the minutes, Maggie Perry 2nd, all approved.

Financial Information-The Operating Account balance as of March 2024 was \$ 15,630.96. The Reserve balance at the end of March was \$93,054.07 for a total of \$108,685.03 Operating and Reserves).

ARC Applications: Maggie Perry gave the arc report:

- a. 1660LM- Paint- approved
- b. 1641LP-roof- approved
- c. 1708LP-paint- approved
- d. 1740LP-landscaping-pending
- e. 1728LP- roof- already completed- paid fine
- f. 1760LP- roof- approved
- g. 1761LP- palm removal- completed
- h. 1699Sg-paint- approved
- i. 1695SG- tree removal- pending

2. **Old Business**

A. Pool Resurfacing- The pool resurfacing was rescheduled for October.

B. Roadway/Reserve schedule- Rob Rogulski sent out updated figures to the board for what should be added to the reserves every year to be on track for having the funds to have the roads redone. Dan Osterhout would like a line item added to the 2025 budget to show the money being funded for the roads.

3. **New Business:**

- a. **Committee Members-** Dan Osterhout presented issues with a committee member overstepping boundaries by not approving arc forms for personal preference and not following what is in the documents, and calling homeowners contractors and threatening to sue which could potentially put the association at risk of lawsuits. Dan Osterhout would like to allow Danny Phalen who is a resident and Palm Bay Police officer to speak with the attorney on issues with the committee member and provide a report to the board at the next meeting. Dan Osterhout motioned to suspend Muriel Varieur from all committees and HOA related items so Danny can look into her actions, Jim Petrino 2nd, Maggie Perry abstained. Motion Passed 2-1.

1. Dan Osterhout motioned to give Danny Phalen permission to speak with the association attorney and take whatever action is needed to protect the association, Jim Petrino 2nd, all approved.

- b. Pool- Dan Osterhout is looking into switching the pool to a saltwater pool, it appears all that is needed is to put in a salt generator which is \$1300.
- c. Dario Nunez resignation- Dan Osterhout motioned to approved Darios resignation, Jim Petrino 2nd, all approved.
- d. Fines- With Muriel suspended from all committees, the fining committee needs an additional person, all fines currently on hold.

Violations- none

3. Open Discussion

- Louisa Carll- question the amount of time a person is given when a tree is removed and needs to be replaced
- Roland Scanlan- reported backyard still has not been taken care of by the lawn company, and asked when the next treatment for weeds is. Brought up a home across from him has a dead pine tree (board let him know it couldn't be removed due to woodpeckers living in the tree)
- Ralph Munno- Lawn company not cutting their backyard, and reported issues with people going around the speed bumps into residents yards.

Next meeting Tuesday May 14, 2024 at 7:00pm-

Being no further business before the Board, Jim Petrino motioned to adjourn the meeting at 8:07pm, Dan Osterhout 2nd, all approved.

Minutes Prepared By:

Joy Simon, Fairway Management