

**BRIDGEWATER at LAKE PICKET HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES**

13205 Old Dock Road Orlando, FL

January 18, 2016

Meeting: was called to order at 7:00 P. M. by Dale Sorensen

Introductions, Notice and Quorum: Board of Directors: Jeff Champlin, John Comeau, and Dale Sorensen were present. Pete Roldan was absent. Ryan Kerlin from Community Management Professionals (CMP) were also present. A quorum was present. Proof of meeting notice was given.

Minutes Approval: Dale Sorensen motioned to approve the November 16, 2015 meeting minutes. Pete Roldan seconded, all approved and the motion carried.

Manager's Report: The Management reports including CMP activities, Financials, Delinquency Report and Violations were given by Ryan Kerlin.

ARB applications: Jeff Champlin motioned to accept the findings of the ARB committee as presented. John Comeau seconded, all in favor, motion carried.

Financial Report: Ryan Kerlin reviewed the variance report with the Board. The HOA is great standings financially.

Non-Compliance: No meeting. Committee will reconvene in February.

Pressure wash Brick wall: Brick wall along Bridgeway Blvd and sidewalk will be completed this week.

Basketball Court fence gate: Complete Access Control made the repairs, but gate is still no secure. Dale Sorensen will inspect the gate.

Security Patrol: PCI Security presented. Board was impressed with the company. Dale Sorensen motioned to hire PCI Security to patrol the community 30 hours per week. John Comeau seconded, motion passed unanimously.

Legal Status Update: Ryan Kerlin will follow up on the delinquent accounts that and make sure proper actions/steps are taken on these accounts.

Next Meeting – February 15th, 2016

Adjournment: Dale Sorensen motioned to adjourn. John Comeau seconded, all approved and the meeting adjourned at 9:12 p.m.

Ryan Kerlin, Association Mgr.

Dale Sorensen, President