

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

13205 Old Dock Road Orlando, FL

February 15, 2016

Meeting: was called to order at 7:03 P. M. by Dale Sorensen

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

Minutes Approval: Dale Sorensen motioned to approve the January 18, 2016 meeting minutes. Jeff Champlin 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: 1) Ryan Kerlin reviewed the variance report with the Board. The HOA is great standings financially.

2) Account 101-3818. ITL was sent was filed RSW and expires March 17th. Board will review account next meeting. A lien can be filed on \$1,000 compliance fine.

3) CMP will process RSW invoice.

4) CMP will add attorney cost on account ledgers.

5) Account 101-4781- Dale Sorensen motioned to waive NSF charge, Pete Roldan seconded, unanimously approved. CMP will send account ledger to owner once the fee is waived.

Non-Compliance: 1) Dale Sorensen motioned to approve the fining committee decisions, Pete Roldan seconded, unanimously approved.

2) Jeff Champlin motioned to send one violation letter stating: if violations are not corrected by the next fining committee meeting, homeowner must attend the meeting. Pete Roldan seconded, unanimously approved.

3) CMP will send HOA fine hearing notice to RSW to review.

Basketball Court fence gate: 1) Continues to be vandalized. Board agreed to close down the court for the time being. CMP will will lock down the gate with a chain and key code padlock.

2) Dale Sorensen presented preliminary drawings for a Clubhouse to be built in place of the Basketball court. Board discussed and is in favor of Clubhouse. Dale

Sorensen motioned to spend up to \$6,000 on an Architect. Pete Roldan seconded, unanimously approved.

Security Patrol: PCI security will start this week. PCI will be unarmed until HOA has the necessary coverage for armed security.

Next Meeting – March 21st, 2016

Adjournment: Jeff Champlin motioned to adjourn. Pete Roldan seconded, all approved and the meeting adjourned at 8:50 p.m.

Ryan Kerlin, Association Mgr.

Dale Sorensen, President