

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

13205 Old Dock Road Orlando, FL

March 21, 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, 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: Jeff Champlin motioned to approve the February 15, 2016 meeting minutes. John Comeau 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) All accounts with attorneys Wean Malchow will be turned over to RSW, per Board's Request.

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

Basketball Court fence gate: Owners present voiced their frustration regarding court being closed. Board agreed to repair basketball gate and reopen.

Motion by Dale Sorensen to re-weld gate and reopen basketball court was seconded by Jeff Champlin, John Comeau opposed, motion passed 3-1.

Playground: Dale Sorensen will inspect playground part to see what needs replacing.

Homeowner request: 1) Owner of account# 101-3818 was present to address her financial situation and requested a payment plan. **Motion by Dale Sorensen to approve to 6 month payment for \$150 per month, \$100 will go towards past due amounts and \$50 will go towards quarterly HOA dues. If owner pays \$150 for six months, the board will waive the late fees and late interest** was seconded by Jeff Champlin, unanimously approved.

2) Account# 120-0029- **Motion by Dale Sorensen to waive all late interest charges if pays \$150 per month until balance is assessments and collection fees are paid in full** was seconded by Pete Roldan, unanimously approved.

Next Meeting – April 18th, 2016

Adjournment: Jeff Champlin motioned to adjourn. Pete Roldan seconded, all approved and the meeting adjourned at 9:21 p.m.

Ryan Kerlin, Association Mgr.

Dale Sorensen, President