

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

13205 Old Dock Road Orlando, FL

November 16, 2015

Meeting: was called to order at 7:11 P. M. by Jeff Champlin.

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

Minutes Approval: Jeff Champlin motioned to approve the September 21, 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: Quorum was not met. Fernando was the only member present. Bob Borg discussed with homeowners who were present about their parking on street notices and Bob advised that a fine cannot issued for parking on streets.

Pressure wash Pool areas: completed. Board wants to pressure wash entire brick wall facing Bridgeway.

Basketball Court fence gate: Board agreed to contact a locksmith to repair the gate and to prevent people from damaging the gate to gain entry.

Security Patrol: Security patrol companies did not attend meeting present their companies. Ryan Kerlin will schedule them for the next meetings.

Legal Status Update: Accounts: 137-2782- check to see if a third party is buying property.

101-3575- Ryan Kerlin will send account ledger to attorney.

101-1292- Board agreed to close file.

100-8616- What is SAT? Close file, per Board.

101-5586- Pete Roldan motioned to close file. Jeff Champlin seconded, motion passed unanimously.

101-1946- Keep files with Wean Malchow. CMP delinquency report says RSW.

101-3818- Pete Roldan motioned for attorneys to move forward with next step. Jeff Champlin seconded, motion passed unanimously.

101-4406- Jeff Champlin motioned for attorneys to move forward with next step-foreclosure. Pete Roldan seconded the motion, motion passed unanimously.

Open Forum: A resident voice their concerns of home on Madison Dock having parties every weekend. Board and Bob Borg advised the owner to call the cops every time a party starts. Ryan Kerlin will also call off duty sheriff to monitor the home on the weekends.

Next Meeting – TBD

Adjournment: Jeff Champlin motioned to adjourn. Pete Roldan seconded, all approved and the meeting adjourned at 8:02 p.m.

Ryan Kerlin, Association Mgr.

Dale Sorensen, President