

BRIDGEWATER at LAKE PICKET HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

13205 Old Dock Road Orlando, FL

August 17, 2015

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

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

Vincent Betancourt made a motion to for Directors to accept his resignation. Pete Roldan seconded the motion, all in favor, motion carried.

Jeff Champlin made a motion to accept Vincent Betancourt resignation. Pete Roldan seconded the motion, all in favor, motion carried.

Minutes Approval: Jeff Champlin motioned to approve the July 20, 2015 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.

Dale Sorensen motioned to accept the findings of the ARB committee as presented. John Comeau seconded, all in favor, motion carried. Dale Sorenson motion to approved white privacy vinyl fence. John Comeau seconded, all in favor, motion carried.

Non-Compliance: Quorum was met for the hearing meeting.

Jeff Champlin motioned to accept the decisions of the compliance committee as presented. Dale Sorenson seconded, all in favor, motion carried. Next hearing meeting will be held on September 21, 2015 at 6:30 PM.

Newsletter: Dale Sorenson reported: Add to next to letter- A disease/fungus is spreading on washingtonia palms and queen palms. No cure for the disease/fungus and the palms die.

Pressure wash Pool areas: CMP will gather bids to clean pool deck and cabana at both pools, and clean front entrance sign.

Clubhouse Security Cameras: tabled

Basketball Court fence: CMP will find options to secure fence to keep people from climbing over.

New Business:

- Directors and CMP reviewed the proposed 2016 Budget. CMP will send an updated proposed budget with Board changes.

Next Meeting – Next meeting will be held on September 21st, 2015 @ 7 PM

Adjournment: Dale Sorensen motioned to adjourn. Jeff Champlin seconded, all approved and the meeting adjourned at 8:47 p.m.

Ryan Kerlin, Association Mgr.

Dale Sorensen, President