

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

13205 Old Dock Road Orlando, FL

July 20, 2015

**Meeting:** was called to order at 7:12 P. M. by Dale Sorensen.

**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.

**Minutes Approval:** Pete Roldan motioned to approve the June 15, 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 reported: HOA is financially stable and are working to collect past due amounts.

Dale Sorensen motioned to accept the findings of the ARB committee as presented. Jeff Champlin seconded, all in favor, motion carried.

**Old Business:**

**Non-Compliance:** Quorum was not met for the hearing meeting. Next hearing meeting will be held on August 17, 2015 at 6:30 PM.

**Newsletter:** Jeff Champlin reported: Newsletter is complete and was mailed on June 12<sup>th</sup>.

**Pressure wash Pool Furniture:** Company is a little behind causing a delay in starting.

**Exercise equipment-** 2 treadmills were delivered on June 16<sup>th</sup>.

**Basketball Court fence:** Basketball court fence was completed on July 15th.

**Pool Furniture:** were delivered on June 16<sup>th</sup> . .

**New Business:**

- Pete Roldan will contact First Southern bank for December 2014 bank statements for Audit purposes.

**Open Forum:** Residents are concern of the overwhelming property violations. Dale Sorensen assured the resident that the Board and Management is doing all they can to bring the properties into compliance and will continue to do so.

**Next Meeting** – Next meeting will be held on August 17<sup>th</sup>, 2015 @ 7 PM

**Adjournment:** Dale Sorensen motioned to adjourn. Jeff Champlin seconded, all approved and the meeting adjourned at 8:18 p.m.

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Ryan Kerlin, Association Mgr.

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Dale Sorensen, President