

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

13205 Old Dock Road Orlando, FL

May 18, 2015

Meeting: was called to order at 7:43 P. M. by Dale Sorensen.

Introductions, Notice and Quorum: Board of Directors: Pete Roldan, Vincent Betancourt, Jeff Champlin, John Comeau, 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.

The Board Designated officer roles: Jeff Champlin motioned to have Dale Sorensen serve as President. Pete Roldan seconded, all in favor, motion passed. John Comeau motioned to have Jeff Champlin serve as Vice-President. Pete Roldan seconded. Vincent Betancourt abstained, motion carried. Dale Sorensen motioned to have Pete Roldan serve as Treasurer, Jeff Champlin seconded, All in Favor, motion passed. Jeff Champlin motioned to have John Comeau serve as Secretary. Dale Sorensen seconded, all in favor, motion passed. Vincent Betancourt serve as Director. Pete Roldan seconded, all approved and the motion carried.

Minutes Approval: Dale Sorensen motioned to approve the April 20, 2015 meeting minutes. Pete Rolden 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. Pete Roldan seconded, all in favor, motion carried.

Old Business:

Non-Compliance: Quorum was not met for the fine hearing. Next fine hearing TBA.

Newsletter: Resident, Jeanne is working on it.

Pressure wash- Cleaning of the pool deck and pool furniture should be done by first week of June.

Exercise equipment- Dale moved to approve both treadmill refurbished proposals. Vincent seconded. All in favor, motion passed.

Basketball Court fence: Pete Roldan motioned to hire Complete Access Control to enclose the fence at basketball court. Vincent Betancourt seconded, all in favor, motioned carried.

New Business:

Paint Books: The board discussed having a Paint Book established with using the existing house colors in the neighborhood.

Pool Furniture: CMP will cut chain lock and replace it. FL Patio Re-strapping will repair the pool furniture.

Next Meeting – Next meeting will be held on June 15, 2015 @ 7 PM

Adjournment: Dale Sorensen motioned to adjourn. Pete Roldan seconded, all approved and the meeting adjourned at 8:11 p.m.

Bob Borg, Association Mgr.

Dale Sorensen, President