

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

13205 Old Dock Road Orlando, FL

January 19, 2015

DIRECTORS PRESENT

Vincent Betancourt

Jeff Champlin

John Corneau

Pete Roldan

Dale Sorensen

Bob Borg, CMCA, AMS, Association Manager, Associa Community Management Professionals

Fran James, CMCA, AMS, Association Manager, Associa Community Management Professionals

MEETING SUMMARY

- Call To Order—The meeting was called to order at 7:00 p.m. by Dale Sorensen
 - Proof of Notice—Notice was posted in the community per the requirements of Florida Statutes and the Association's governing documents
 - Certification of Quorum—All directors were present, forming a quorum to conduct business.
1. Approval of Previous Meeting Minutes—Mr. Champlin moved and Mr. Corneau seconded a motion to approve the minutes of the meeting of November 17, 2014 as drafted. The motion passed unanimously.
 2. **BOB—I HAVE A MOTION MADE BY PETE AND SECONDED BY DALE AND A MENTION OF SENDING OUT THE LETTER FROM CHRIS WRIGHT TO THE OWNERS. DON'T SEE ANY OTHER INFO. COULD YOU PLEASE HELP ON THIS?**
 3. Management Report—Mr. Borg presented the management report, highlighting financial information and maintenance.
 4. Architectural Review—Mr. Betancourt moved and Mr. Roldan seconded a motion to approve the following architectural review applications:
 - **BOB—I DON'T HAVE THE ARB'S IN MY MATERIALS FROM THE MEETING. ONE WAS A ROOF REPLACEMENT AND THE OTHER A SCREEN ENCLOSURE. NEITHER OF THESE IS SHOWING ON THE C3 REPORT—DO YOU HAVE THEM?**

5. Security—The Board discussed the need to engage a security company to provide patrol services for the community. Apex Security has submitted a proposal to the Association and Mr. Sorensen will contact the security contractor handling the security for the Winn Dixie store at the corner in front of the community for a proposal.
6. Newsletter Update—Mr. Champlin discussed issues with the recent community newsletters. (They are printed and distributed free of charge to the community by a local realtor who sells advertising space in the newsletter to support production of the newsletter.
7. Basketball Court Fencing—Mr. Sorensen reported that there were no updates available on proposals to add more fencing at the basketball court.
8. Bank Signature Cards—The process of submitting required information for the bank signature cards is progressing.
9. Holiday Party Recap—Mr. Sorensen provided comments regarding the recent community holiday celebration (December 6, 2014) and indicated that there was an issue with the DJ playing music not appropriate for a holiday party. He also indicated that the next party should not include a bounce house and should emphasize the holiday theme more than was done at the 2014 party.
10. Pool Deck Cleaning/Painting—Proposals will be obtained for cleaning the pool deck areas and overhangs, and painting the non-paved portion of the pool areas and will be ready for Board review at the next regular meeting.
11. Collections—Mr. Borg reviewed the status of current collection matters. Mr. Champlin moved and Mr. Betancourt seconded a motion to approve the following actions:
 - Send an intent to lien letter to the new owner of the property associated with Account 00131-5862 in the amount of \$1,350;
 - Continue monitoring by the Association's attorney of the mortgage foreclosure action (BOB-DID THE BOARD ALSO APPROVE PROCEEDING WITH COLLECTIONS ON THIS ONE? NOTES NOT COMPLETE ON THE W&M REPORT) on the property associated with Account 00100-8616;
 - Request the Association's attorney to open a new collections matter on account 00133-7086. (\$1,591 currently owed.)

The motion passed unanimously.

Mr. Roldan moved and Mr. Corneau seconded a motion to approve a one-year payment plan for the owner (account 00120-2519) that will pay currently due assessments in addition to a partial payment of the outstanding balance each month. There will be no waiver of interest and late fees. The motion passed unanimously. BOB—THERE IS A STIPULATED

SETTLEMENT AGREEMENT IN THE PACKAGE THAT WAS GENERATED IN NOVEMBER 2014. NEED TO DISCUSS. The motion passed unanimously.

12. LakeMasters Agreement—Mr. Roldan moved and Mr. Corneau seconded a motion to approve the new LakeMasters agreement and the addition of carp to the ponds as proposed. (Pond 1/30 carp; Pond 2/40 carp; and Pond 3/80 carp.). The motion passed unanimously. Mr. Sorensen indicated that the invoice for adding carp to the ponds should be charged to budget account 6795.
13. Restrapping Chaises at Pool—The directors agreed by consensus to have the broken chaises at the pool repaired. Management will arrange for restrapping and the Board will unlock the chairs from the fence so that they can be taken in for repair.
14. Open Forum—Items discussed included adding the approved paint colors to the community’s website and purchasing a new television with moveable and theft-resistant bracket for the exercise room. (Management will contact Fred Elvers at 321-438-4192 re new television pricing and installation.)
15. Next Meeting—The next meeting of the Board is scheduled on February 16, 2015.
16. Adjournment—Mr. Sorensen moved and Mr. Champlin seconded a motion to adjourn. The motion passed unanimously and the meeting was adjourned at 8:10 p.m.

Meeting minutes prepared by Fran James, LCAM, CMCA, AMS, Association Manager.

Minutes approved at the meeting of the Board of Directors on _____, 2015.

President