

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

13205 Old Dock Road Orlando, FL

March 16, 2015

DIRECTORS PRESENT

Vince Betancourt

Jeff Champlin

John Comeau

Dale Sorensen

Fran James, CMCA, AMS, Associa Community Management Professionals

Chris Wright, Rayfield, Sepulveres & Wright

Steven Sepulveres, Rayfield, Sepulveres & Wright

MEETING SUMMARY

- Call To Order—The meeting was called to order at 7:06 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—Four directors were present, forming a quorum to conduct business.
1. Approval of Previous Meeting Minutes—Mr. Sorensen moved and Mr. Champlin seconded a motion to approve the minutes of the meeting of February 16, 2015 as drafted. The motion passed unanimously.
 2. Management Report—Ms. James presented the management report including an overview of the previous month’s activities and the Association’s February financials. Ms. James reported that a “reminder notice” re maintenance items was included in the recent mailing that also contained the letter prepared by Chris Wright, attorney.
 3. Architectural Review Applications—
 - 13444 Kitty Fork (painting)—Mr. Sorensen moved and Mr. Champlin seconded a motion to approve the application for painting. The motion passed unanimously.
 - 13347 Kitty Fork (roof shingles)—Mr. Comeau moved and Mr. Champlin seconded a motion to approve the application for roof shingles. The motion passed unanimously.
 4. Newsletter—Mr. Champlin provided an update on the newsletter and his discussion with Stephanie at The Wemert Group (publisher.) He indicated that Stephanie would need projected dates for important meetings/events to include in future newsletters.

5. Fitness Equipment—The Board requested management to check on the availability of a maintenance plan for the Association’s fitness equipment.
6. Pressure Washing/Painting Pool Decks—Mr. Sorensen reported that Phil Hestbeck had quoted the following pricing for this work:

- Front Pool: Pressure Washing (\$130) and Painting (\$830) Total \$960
- Rear Pool: Pressure Washing (\$130) and Painting (\$570) Total \$700
- Grand Total: \$1660

Mr. Sorensen moved and Mr. Champlin seconded a motion to approve the above pricing by Mr. Hestbeck. The motion passed unanimously. Management will contact Mr. Hestbeck (407-765-0601) to confirm pricing and schedule the work. Mr. Hestbeck will match the paint color currently used on the pool decks.

7. Damage to Association Irrigation/Landscaping from SR50 Construction—The Board directed management to send the recent invoice (paid by the Association to the landscaper) for irrigation repairs (resulting from SR50 construction work) to Prince Contracting for payment. Mr. Sorensen indicated that there would be additional costs to replace shrubs and sod removed by the contractor.
8. Basketball Court Fencing—The Board requested management to obtain two more quotes to add fencing to the basketball court to fully enclose it. The new fencing should match the existing fencing and should have the option of one or two gates (each with a key lock.) The key will not be the same as the key that opens the pool areas. The directors indicated that only owners in good standing will be able to request the key. Mr. Sorensen will forward (to management) the contact information for a company from which a quote should be requested.
9. New Television/Fitness Center—Mr. Sorensen moved and Mr. Comeau seconded a motion to approve Associa On Call’s proposal to furnish and install a new flat-screen TV with static mount (total cost \$494.) The motion passed unanimously. The Board requested that the television be installed only after the Board completes installation of cameras at the fitness center and notifies management to go ahead. Also, the directors requested AOC to remove the remnants of an old security panel on the wall of the fitness center and to repair the wall at that location.
10. Bank Account (New)—Mr. Sorensen reported that he believed that all documents had been submitted to the Bank to set up a new account. He will check and notify management.

11. Locks for Chaises—Mr. Sorensen indicated that he would contact Blake (former director) to obtain the keys to unlock the cable holding the chaises at the pool deck. Management will also try to contact him to obtain the keys. (Keys can be kept in the storage room at the fitness center so that they are accessible.) Once the cables are unlocked, management will arrange for the broken chaises to be picked up by Florida Patio Furniture & Restrapping to be repaired.
12. Annual Meeting Date—The Association’s Annual Meeting will be held on May 18, 2015. Management will mail out notices to all owners of the meeting. The directors requested the notice to specify that owners whose accounts were current would be able to vote.
13. Broken Treadmill/Fitness Center--Ms. James reported that she had contacted Muscle & Wrench regarding the broken treadmill at the fitness center and had learned that the equipment was “residential grade” and Muscle & Wrench could not repair it. Muscle & Wrench provided three alternative refurbished treadmill options that could be purchased. Mr. Sorensen moved and Mr. Champlin seconded a motion to postpone consideration of the treadmill repair or replacement until the next regularly scheduled Board meeting. The motion passed unanimously.
14. Rayfield, Sepulveres & Wright Engagement Letter—Mr. Sorensen moved and Mr. Champlin seconded a motion to approve the engagement letter for Rayfield Sepulveres & Wright. The motion passed unanimously and the engagement letter was executed by Mr. Sorensen on behalf of the Association.

The remaining portion of the meeting was closed to owners, to allow the Board to meet with the Association’s attorney, per the provisions of Florida Statutes. Minutes for this meeting are prepared separately and are not available to owners.

15. Adjournment—Mr. Champlin moved and Mr. Sorensen seconded a motion to adjourn. The motion passed unanimously and the meeting was adjourned at 9:12 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.

Secretary