

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

13205 Old Dock Road Orlando, FL

November 18, 2013

Meeting: was called to order at 7:10 P. M. by Dale Sorensen.

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

Minutes Approval: Blake Mason motioned to approve the October meeting minutes. Pablo Aguayo seconded, all approved and the motion carried.

Manager's Report: The Management reports including CMP activities, Vendor meetings, Financials, Delinquency Report and Violations were given by Bob Borg.

Old Business:

Non-Compliance: Blake Mason motioned to accept the findings of the compliance and ARB committees as presented. Dale Sorensen seconded, all approved and the motion carried.

Newsletter: Jeff Champlin will establish date for December Holiday party for newsletter.

Thermostat: The instruction book will be kept in the storage room.

Security Cameras: Dale Sorensen will coordinate installation.

A/C Filters: Blake Mason will purchase filters (17 x 22) and they will be kept in storage room.

New Business:

Banking: Blake Mason will review and present a suggested investment program.

Back Entrance Sign: Dale Sorensen motioned to accept the proposal from Signs Now to produce and install new signs at the back entrance. Jeff Champlin seconded, all approved and the motion carried.

Police: Jeff Champlin motioned to increase police patrols up to a \$1,500 cost through the end of the year. Blake Mason seconded, all approved and the motion carried.

Graffiti: Jeff Champlin motioned to have CMP clean off graffiti on the walls not to exceed \$300. Pete Roldan seconded, all approved and the motion carried.

Collections: Blake Mason motion to file liens on the 6 properties as presented. Jeff Champlin seconded, all approved and the motion carried.

Violations: Dale Sorensen motioned to send the violation letters at 15 day intervals and then to attorney for pre-suit mediation. Blake Mason seconded, all approved and the motion carried. Blake Mason motioned to send thank you notes to owners who have resolved their violations from the hearing meetings. Jeff Champlin seconded, all approved and the motion carried..

Walls: The Board asked to have the attorney review the ownership of the walls within the community.

Next Meeting – Next meeting will be held on January 20, 2014.

Adjournment: Dale Sorensen motioned to adjourn. Jeff Champlin seconded, all approved and the meeting adjourned at 9:44 p.m.

Bob Borg, CMCA,AMS – Association Manager

Dale Sorensen, President