

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

13205 Old Dock Road Orlando, FL

August 18, 2014

**Meeting:** was called to order at 7:02 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 from Community Management Professionals (CMP) was also present. A quorum was present. Proof of meeting notice was given.

**Minutes Approval:** Dale Sorensen motioned to approve the July, 2014 meeting minutes. John Comeau seconded, all approved and the motion carried.

**Bank Investment Review:** Carlos Morell from CenterState Bank reviewed investment opportunities. Dale Sorensen motioned to take \$65,000 from the operating fund and place these funds in an 18-month CD and take \$50,000 from the money market fund and place these funds in a 12-month CD. Pete Roldan seconded, all approved and the motion carried. All Board members will get signature cards for these accounts. Pete Roldan will investigate other banks for future investments.

**Manager's Report:** The Management reports including CMP activities, Vendor meetings, Financials, Delinquency Report and Violations were given by Bob Borg. John Comeau motioned to approve the ARC application for 1043 Drift Creek (windows). Pete Roldan seconded, all approved and the motion carried. Dale Sorensen motioned to accept the findings of the compliance committee. Pete Roldan seconded, all approved and the motion carried.

**Old Business:**

**Non-Compliance:** The Board was urged to recruit new committee members.

**Newsletter:** Jeff Champlin will coordinate articles for the next newsletter that will include a message concerning street parking.

**Security Cameras:** Dale Sorensen will finish installation in August.

**Paint Books:** The Board will review paint colors and new paint books are scheduled to be ready by the end of the year.

**New Business:**

**Pressure Washing:** The Board wanted to ensure that the pressure washing was completed and additional sidewalk areas needed to be done.

**Vandalism:** The Board reviewed a quote to secure the pool fences and will come up with a new plan that includes adding bushes and securing portions of the fence. In addition the Board will obtain a quote to fence in the entire basketball court.

**Budget:** The Board will complete the 2015 budget for approval at the September meeting.

**Painting:** The Board requested quotes to paint the pool decks and paint stripes in both parking lots.

**Ponds:** John Comeau motioned to accept the grass carp and barrier proposal from Lake Masters to control pond weeds. Jeff Champlin seconded, all approved and the motion carried.

**Street Signs:** Board requested to obtain additional speed signs to be placed throughout the community.

**Legal:** The Board would like to add another attorney to work on covenant enforcement.

**Next Meeting** – Next meeting will be held on September 15, 2014.

**Adjournment:** John Comeau motioned to adjourn. Pete Roldan seconded, all approved and the meeting adjourned at 8:55 p.m.

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Bob Borg, Association Mgr.

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Dale Sorensen, President