

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

13205 Old Dock Road Orlando, FL
September 15, 2014

Meeting: was called to order at 7:00 P. M. by Dale Sorensen.

Introductions, Notice and Quorum: Board of Directors: Vincent Betancourt, Jeff Champlin, and Dale Sorensen were present. Pete Roldan and John Comeau were absent. Bob Borg from Community Management Professionals (CMP) was also present. A quorum was present. Proof of meeting notice was given.

Minutes Approval: Jeff Champlin motioned to approve the August, 2014 meeting minutes. Vincent Betancourt 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. Jeff Champlin motioned to deny two applications – 13539 Old Dock (paint) and 1106 Cherry Valley (porch). Vincent Betancourt seconded, all approved and the motion carried.

Old Business:

Non-Compliance: Jeff Champlin motioned to appoint Carlos Fagundo to the compliance committee. Vincent Betancourt seconded, all approved and the motion carried.

Newsletter: Jeff Champlin reported on the topics that were part of the September newsletter.

Paint Books: CMP has contacted Color wheel to make up the new paint books.

New Business:

Security: The Board requested quotes to secure/repair the fences at the pools. The Board will consider adding bushes at certain areas of the fence. In addition, the Board will obtain quotes to fence in the entire basketball court. The Board discussed ideas to improve security concerning security companies and off-duty police.

Budget: Jeff Champlin motioned to approve the 2015 budget as presented with no assessment increase. Vincent Betancourt seconded, all approved and the motion carried.

Street Signs: Board requested to obtain additional speed signs to be placed throughout the community. CMP will get information to add signs from Orange County.

Legal: The Board requested to meet with another attorney for covenant enforcement.

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

Adjournment: Jeff Champlin motioned to adjourn. Vincent Betancourt seconded, all approved and the meeting adjourned at 8:23 p.m.

Bob Borg, Association Mgr.

Dale Sorensen, President