



**Bridlewood
Homeowners Association, Inc.**

NOTICE OF BOARD OF DIRECTORS MEETING

NOTICE IS HEREBY GIVEN of a meeting of the Board of Directors of Bridlewood Homeowners Association, Inc. will be held at the following date, time and place:

DATE: Thursday May 11, 2023

TIME: 6:30 p.m.

PLACE: East Lake Fire Rescue Station 57

Agenda for the meeting is as follows:

1. Call to Order
2. Roll call Establish Quorum
3. Proof of notice of meeting or waiver of notice
4. Approve Unapproved Minutes – April 13, 2023 Board Meeting
5. President's Report
6. Legal
 - 5543 Stag Thicket (update)
7. Manager's Report (Update on any compliance cases past due and outstanding fines.
8. ACC Approvals
9. Unfinished Business
 - Retaining wall 2440 Saddlewood (BID)
 - Front Entry Wall Painting (BID)
10. New Business
 - Discuss Short Term Rentals
 - Discuss special assessment and letter
11. Adjournment

Will Pahlck
Licensed Community Association Manager



Bridlewood Homeowners Association, Inc.

Minutes of Board of Directors Meeting

May 11, 2023

A Meeting of the Board of Directors of the Bridlewood Homeowners Association, Inc. was held on Thursday May 11, 2023 at the ELFR Station 57

Call to order

The meeting was called to order by Association Board Member Gary Robbins, at 6:30 p.m.

Calling of the Roll Call

The roll was called, and Directors present were Stu Dehart. Bob McCall, Tom Niemeyer, Gary Robbins, Eric Robles was absent. A quorum of the board was established. Note that Will Pahlck of Management and Associates was present and acted as recording Secretary.

Proof of Notice of Meeting – Notice of the meeting was posted by Tom Niemeyer.

Approval of Minutes

04-13-2023 Board Meeting

ON MOTION: Duly made by Tom Niemeyer seconded by Stu Dehart and carried unanimously.

RESOLVE: To approve the minutes as submitted.

- **President's Report** –Gary Robbins gave the President's Report. Gary contacted the school transportation regarding the bus stop at Tarpon Woods and Bridlewood to indicate the problems we are having at the northern planter bed. Turns out the bus stop is actually 200 feet north our entrance. They will instruct the bus driver where the bus stop actually is for pickup and will talk to the kids at that location and make them aware that it is trespassing and would advise the police to keep a look out.
- The Bridlewood website is still down and Gary is working with Dave Roby.
- A web domain site sent a bill. Will determined that we should not pay.
- The electrician's rewired the rust tank.
- We need to establish a front entrance committee or start having the landscaper to more/pay more.
- **Legal:** 5543 Stag Thicket (update) 8hr hearing scheduled For May 18th
- **ACC Approval-** ACC approvals were not attached to the agenda so will be voted on next meeting.

Manager's Report: N/A

Unfinished Business: 2440 Saddlewood retaining wall bid (nature coast), and painting of the front entrance (Daily Group) Motion to accept the proposals by Tom, 2nd Stu, All in favor, motion passed.

Fine Committee: The Fine Committee produce document was mailed to the fine committee.

New Business:

- Gary will speak to the attorney about short term rentals.
- Special Assessment letter to be sent out..

General Discussion: Next Meeting is June 8, 2023 at 6:30pm.

And it was,

No other business to come before the board,

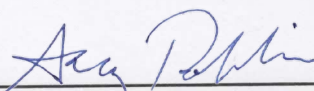
ON MOTION: Duly made by Gary Robbins, seconded by Stu Dehart and carried unanimously.

RESOLVE: To adjourn the meeting at 7:33 PM.

Submitted by:

Approved by:

Will Pahlck, Property Manager



Gary Robbins, President