



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, February 15, 2024
TIME: 6:30 p.m.
PLACE: East Lake Fire Rescue Station 57

The Agenda for the meeting is as follows:

1. Roll call Establish Quorum
2. Proof of notice of meeting or waiver of notice
3. Reading/approval of minutes of last meeting
4. President's Report
5. Legal update
6. Manager's Report
7. ACC Approvals
8. Unfinished Business
 - a) Update on retaining walls
 - b) Update on 5543 stag thicket case
 - c) Update leaning front block wall
 - d) Update on 2754 Saddlewood front vinyl fence repair
 - e) Update on certifying Buddy, Randie, and Janet for the board
 - f) Update on the polling survey for short term rental amendment
9. New Business
10. Adjournment

Dated: February 13, 2024

Will Pahlck, LCAM



Bridlewood Homeowners Association, Inc.
Minutes of Board of Directors Meeting
February 15, 2024

A Meeting of the Board of Directors of the Bridlewood Homeowners Association, Inc. was held on Thursday February 15, 2024 at the ELFR Station 57

Call to order:

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

Calling of the Roll Call

The roll was called, and the Directors present were Janet Goldin, Bob McCall, Buddy Gulliford, Randie DeLise, Gary Robbins and Eric Robles. 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 Buddy G.

Approval of Minutes

01-18-2024 Board Meeting

ON MOTION: Duly made by Buddy G. seconded by Gary R. and carried unanimously.

RESOLVE: To approve the minutes as submitted.

President's Report – Gary Robbins updated the association on the retaining wall located @ 2405 Saddlewood Lane. He informed everyone that the property survey shows that the wall is on association property. Board members Janet & Randie offered to pull old permits for retaining walls to see what information they could find. Gary also read the estimate that was received from G.A Nichols for the front wall that is leaning, with a total amount for repairs estimating \$13,000.

Legal: Updated members that the association was deemed the prevailing party, and the association will be awarded attorney fees, with the amount TBD.

Manager's Report: Will P. had taken any questions that came up during the agenda.

ACC Approvals: All applications have been approved. Gary Motioned to approve applications, seconded by Eric. All in Favor.

Unfinished Business: Update on the retaining walls. Both retaining walls that were installed by Natures Coast have been completed. Natures Coast has also come back out for any additional repairs that were needed.

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- Vinyl Fence located @ 2754 Saddlewood Ln. is damaged beyond repair. A courtesy letter has been sent to the homeowners.
- Certification Class for the board. Buddy and Randy will be attending a course that is offered through CONA on February 21st. Janet will be looking to take an online course for her certificate.
- Will notified to the members of the new polling survey that is now offered through FRONTSTEPS. This will be used for all future surveys, beginning with the polling survey for Short Term Rental Amendment.

New Business:

Fine Imposed of \$100 for violation on Boat Storage at property located at 5515 Stag Thicket
Motion by Gary, 2nd by Janet, All in Favor, Motion Passed

General Discussion:

Next Meeting is March 14, 2024, at 6:30pm.

Adjournment: Duly made by Gary, seconded by Randie and carried unanimously.
To adjourn the meeting at 7:11 PM.

Submitted by:



Will Pahlck, Property Manager

Approved by:

Gary Robbins, President

