



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 March 14, 2024
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 –Meeting February 15, 2024
5. President’s Report: Leaning Block Wall
6. Treasurer’s Report:
7. Legal: Update 5543 Stag Thicket Case
HB 919 “Homeowners Association Bill of Rights”
8. ACC Approvals
9. Unfinished Business
* Vinyl Fence Update 2754 Saddlewood Ln
10. New Business
 - Discussion/Vote to accept an addendum to the M&A contract for any adjustment to not exceed 3% for 2025.
 - How to move ahead with existing sheds that have not submitted alteration forms.
 - Grass variations and scheduled maintenance
11. Adjournment

Will Pahlek
Licensed Community Association Manager



Bridlewood Homeowners Association, Inc.

Minutes of Board of Directors Meeting

March 14, 2024

A Meeting of the Board of Directors of the Bridlewood Homeowners Association, Inc. was held on Thursday March 14, 2024 at the ELFR Station 57

Call to order

The meeting was called to order by Association Manager Will Pahlck, at 6:30 p.m.

Calling of the Roll Call

The roll was called, and Directors present were Eric Robles, Janet Goldin, Buddy Gulliford, Randie Delise. Gary Robbins and Bob McCall were not present. 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 Gulliford.

Approval of Minutes

02-15-2024 Board Meeting

ON MOTION: Duly made by Eric seconded by Randie and carried unanimously.

President's Report -Eric Robles gave the President's Report to the members from the notes of Gary Robbins. Update on leaning block wall. Natures Coast will be out to place caps on the posts of the retaining wall that was installed.

Legal: Update 5543 Stag Thicket: Judge ruled that Bridlewood HOA was the prevailing party and awarded attorney's fees.

Unfinished Business: Vinyl fence located at 2754 Saddlewood Lane has been sent (2) certified letters to clear debris that has accumulated behind fence causing it to bow and break from the brackets.

New Business: Discussion Note to accept an addendum to the M&A contract for any adjustment to not exceed 3% for 2025.

Motion by Janet, 2nd by Buddy, All in Favor. Motion Passed

Eric read Garys notes on how to move ahead with existing sheds that have not submitted alteration forms.

Grass variations and scheduled maintenance. A discussion was had regarding different types of grass and what is accepted per the HOA documents. Certain types of grass have seedlings that can be transmitted into adjacent yards in various ways. Need a list of what grass can and cannot be applied to lawns.

General Discussion: Next Meeting is April 11, 2024 at 6:30pm.

And it was,

No other business to come before the board,

ON MOTION: Duly made by Eric, seconded by Randie and carried unanimously.

RESOLVE: To adjourn the meeting at 7:19 PM.

Submitted by:

Approved by:

Will Pahlck, Property Manager



Gary Robbins, President