



Bridlewood Homeowners Association, Inc.

NOTICE OF BOARD OF DIRECTOR'S MEETING February 20, 2025

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 20, 2025

TIME: 6:30 p.m.

PLACE: East Lake Fire & Rescue
3375 Tarpon Lake Blvd.
Palm Harbor, FL 34685

The Agenda for the meeting is as follows:

1. Call to order
2. Roll call of members present
3. Proof of notice of meeting or waiver of notice
4. Reading/ approval of minutes of last meeting
5. Officers/Manager reports
6. Unfinished Business
 - a. Legal Update on Lot 86 Case. 5543 Stage Thicket
 - b. Discuss updated front entrance
 - c. Update on sprinkle repair costs recovery from Primoris
 - d. Formalize Alterations Applications
7. New Business
 - a. Follow-up on last year Florida Statute changes clarification, and attorney assessment.
 - b. Discuss/Suggestions on a Landscape company to complete the cleaning out the wall entrance, beds, weed prevention matting, mulch installation. Bidding Process
8. Open Forum
9. Announcements
10. Adjournment

Dated: February 12, 2025

Dayna Cannistraci, LCAM



Bridlewood Homeowners Association, Inc.

Minutes of Board of Directors Meeting

February 20, 2025

A Meeting of the Board of Directors of the Bridlewood Homeowners Association, Inc. was held on Thursday February 20, 2025, at the ELFR Station 57

1. **Call to order**

The meeting was called to order by Association Manager Gary Robbins, at 6:29 p.m

2. **Roll call of members present**

The roll was called, Gary Robbins, Bob McCall, Randy Delise. Eric Robles were present. Buddy Gulliford was absent. A quorum of the board was established. Note that Dayna Cannistraci of Management and Associates attended remotely via phone/Zoom call on Gary's phone.

3. **Proof of notice of meeting or waiver of notice**

The signs were appropriately posted by Buddy Gulliford

4. **Reading/ approval of minutes of last meeting**

The January 16, 2025 reading minutes were discussed. On motioned by Gary and seconded by Randy, the minutes were passed unanimously.

5. **Officers/Manager reports**

- a. Gary provided details that 14 homeowners have not submitted 2025 HOA payment and 1 homeowner still owes for 2024. Dana and Gary will review this issue for no payment and prepare required notices.

- b. **Our new lawn service starts in March**

6. **Unfinished Business**

B. Legal Update on Lot 86 Case. 5543 Stag Thicket

- a. **They continue to make monthly payments.**
- b. **They refused to sign the second payment agreement that the attorney sent.**
- c. **We voted last month to allow them a second chance to sign an agreement or go through the foreclosure process.**
- d. **We looking at an alternative. I've contacted the attorney but have not heard back yet.**
- e. Floor was opened up to Jim and Gail Krott at this time. They still appear to be contesting the whole issue.

C. Discuss Front Entrance

- a. Reaching out to Duke Energy for latest repair of Lawn damage due to ongoing work being performed.

D. Update on sprinkle repair costs for Primoris

- a. Received sprinkler damage reimbursement check for \$520

E. Formalize Alterations Applications

- a. **2405 Saddlewood Lane** **Install Generator**
- b. **2751 Saddlewood Lane** **Pavers, circular driveway**
- c. **2463 Saddlewood Lane** **Paint house**
- o And one other was mentioned.....

Gary moved to approve the request. Eric seconded the motion, and the motion passed unanimously.

7. **New Business**

A. Follow up on last years Florida Statute changes for clarification and attorney assessment.

- a. **There were some very bad changes to the HOA rules last year. 7,000 pound vehicles allowed, parking**

wherever the local rules would allow (could be in the yards), etc. We had hoped that the Legislature would revisit and change them. Per M&A the state is may still repeal/modify these changes and they recommended to wait to see if they do. ETA approximately Summer 2025. Will review then to determine if we need to seek legal opinion.

- B. Discuss/Suggestions on a Landscape Company to complete the cleaning out of the wall entrance, beds, weed prevention matting, mulch installation. Bidding Process

a. We will meet with our new landscaper to discuss mulch and plants.

8. Open Discussion

- a. A quote request was made by Gary to replace front entrance sprinkler timer, Estimate was \$375.00, Gary will schedule the replacement with the vendor.

9. Announcements

- a. Next Meeting is March 20, 2025 at 6:30pm

10. Adjournment

- a. With no other business before the board, on motion Duly made by Gary seconded by Randy and carried unanimously, the meeting was adjourned at 7:00 PM

Submitted by:

Bob McCall

Approve by:

Gary Robbins, President