



**BRIDLEWOOD HOMEOWNERS' ASSOCIATION, INC.  
NOTICE OF 2025 BUDGET & ANNUAL MEMBERS MEETING  
November 22, 2024**

**NOTICE IS HEREBY GIVEN** of the Annual Members Meeting of Bridlewood Homeowners' Association, Inc. to be held at the following date, time, and place:

**DATE:** November 22, 2024  
**TIME:** 6:30 p.m. (please arrive by 6:00 to sign in)  
**PLACE:** **East Lake Fire and Rescue, Station 57**  
**3375 Tarpon Blvd.**  
**Palm Harbor, FL 34684**

**The Agenda for the meeting will be:**

1. Roll call
2. Proof of notice of meeting or waiver of notice
3. Reading of minutes of previous meeting
4. Unfinished Business
5. New Business
  - Adoption of the 2025 Budget
  - Election of Officers or Directors
6. Adjournment

The Organizational Meeting of the new Board of Directors will take place immediately following the Annual Members' Meeting. The Board will be electing Officers at this meeting. You are invited to stay and attend this meeting.

Dated this 22nd day of October, 2024

Dayna Cannistraci, LCAM  
Community Manager



# Bridlewood Homeowners Association, Inc.

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## **NOTICE OF BOARD OF DIRECTORS MEETING August 8, 2024**

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, August 8, 2024

**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. Front Entrance Fence – Status/ETA when to expect repairs
  - b. Tree Removal Status/ETA when to expect removal
  - c. Review Financial Statement
  - d. New Laws Update
  - e. Vote on new pond contract with Pristine
  - f. Legal update on Lot 86 case. 5543 Stage Thicket
7. New Business
8. Open Forum
9. Announcements
10. Adjournment

Dated: August 6, 2024

Dayna Cannistraci, LCAM



# Bridlewood Homeowners Association, Inc.

## MINUTES OF BOARD OF DIRECTORS MEETING August 8, 2024

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A Meeting of the Board of Directors of the Bridlewood Homeowners Association, Inc. was held on Thursday August 8, 2024 at the ELFR Station 57

The Agenda for the meeting is as follows:

1. Call to order  
The meeting was called to order by Association Manager Dayna Cannistraci at 6:30
2. Roll call of members present  
The roll was called, and Directors present were, Bob McCall, Buddy Gulliford, Gary Robbins, Janet Goldin , and Randy Delise. A quorum of the board was established. Note that Dayna Cannistraci of Management and Associates was present and acted as recording Secretary.
3. Proof of notice of meeting or waiver of notice:  
Notice of the meeting was posted by Buddy Gulliford.
4. Reading/ approval of 05-09-2024 Board Meeting minutes  
ON MOTION: Duly motioned made by Gary seconded by Randie and carried unanimously.  
RESOLVE: To approve the minutes with a minor inclusion of the Duke Energy vendor.
5. Officers/Manager reports
  - We have our upcoming 2025 budget to draft. Dayna Cannistraci suggested, and was approved by the board, to have a “Teams” meeting in September to have a budget work meeting.
  - Gary had contacted Nature Coast and they plan on a 4% increase. Dayna suggested we rebid the lawn service contract and the board agreed.
6. Unfinished Business
  - a. Front Entrance Fence – Status/ETA when to expect repairs
    - We have been waiting for a second bid that Will Pahlck was to get. Dayna will follow-up on this.
  - b. Tree Removal Status/ETA when to expect removal
    - The dead tree was removed from along the front entrance boarder wall behind 2778 Saddlewood
  - c. Review Financial Statement
    - Concerns were raised about the attorney fees and how the balance sheet reflects a high balance due to the >\$25k owed from a court order. We are trying to to keep the attorney’s fees to a minimum and most of those fees in 2024 will be collected as part of the court order. Showing the money due from the court order is common accounting practice of “accounts

receivable”.

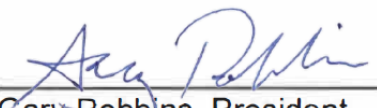
- d. New Laws Update
  - Gary indicated that there are some major changes to 720, some to the detriment of the HOA. Copies of the letter Gary sent to our representatives was provided by email to the board members. Some HOA's are not following the changes due to the Kaufman language. To make a final decision on this we would need to seek legal advice. Dayna suggested that to try a avoid legal expense to wait. There is some indication that the legislature will be doing fixes in November. The board agreed with this approach.
- e. Vote on new pond contract with Pristine
  - Duly motioned made by Gary seconded by Eric and carried unanimously.
- f. Legal update on Lot 86 case. 5543 Stage Thicket
  - A Pre-lien letter was sent out. They did not respond. The lien has now been filed, A letter of intent to foreclose has also been sent.
- g. New Business.
  - There is no new business.
- h. Open Forum
  - A member inquired about a tree removal from his property that is considered dangerous. He was informed that since the tree was considered dangerous under state statute, he could remove the tree and submit an after-the-fact alteration form.
- i. Announcements - Our next board meeting is October 10. A working budget meeting will be set up sometime in September.
- j. Adjournment
  - ON MOTION: Duly made by Gary seconded by Buddy and carried unanimously.  
RESOLVE: To adjourn the meeting at 7:39 PM.

Submitted by:

Approved by:

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Will Pahlck, Property Manager



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Gary Robbins, President



Bridlewood  
Homeowners Association, Inc.

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**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 June 13, 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 – June 13, 2024, Board Meeting
5. President's Report
6. Treasurer's Report
7. Legal (update 5543 Stag Thicket Case)
8. ACC Approvals (2523 Saddlewood Lane)
9. Unfinished Business:

\*Vinyl Fence Update (2754 Saddlewood Ln)

\* Leaning Block Wall

\* Pump and Timer for front entrance

10. New Business

\*Ponds (contract, possible new vendors)

11. Adjournment

Will Pahlck

Licensed Community Association Manager



**Bridlewood Homeowners Association, Inc.**  
**Minutes of Board of Directors Meeting**  
**June 13, 2024**

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A Meeting of the Board of Directors of the Bridlewood Homeowners Association, Inc. was held on Thursday June 13, 2024 at the ELFR Station 57

**Call to Order**

The meeting was called to order by Association Manager Gary Robbins, at 6:31 p.m.

**Calling of the Roll Call**

The roll was called, and Directors present were, Bob McCall, Buddy Gulliford, Gary Robbins, and Randy Delise. Eric Robles. Janet Goldin 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 Buddy Gulliford.

**Approval of Minutes - 05-09-2024 Board Meeting**

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

**RESOLVE:** To approve the minutes as submitted.

**President's Report** – Gary Robbins read the President's Report. Gary met with Natures Coast regarding the sprinklers. During this meeting it was discovered there were many broken sprinkler heads, pump issues, and that Duke Energy's vendor had broken a pipe during one of their construction projects. Wright Construction had spoken with Gary and proposed that Bridlewood go ahead and make the repairs and bill them for the work that is done.

**Legal: 5543 Stag Thicket Lane**

A letter of late assessment has been sent to the owners, along with a letter from the association's attorney.

**ACC Approvals:**

\*2523 Saddlewood Lane (APPROVED)

Motion to accept all ACC Applications by Buddy, 2<sup>nd</sup> By Bob. All in favor motion carries.

**Unfinished Business:**

- **\*Vinyl fence update 2754 Saddlewood Ln.**

Send a letter to residents notifying them that the board voted to repair the fence. The residents will need to sign a letter stating they must keep landscape clear of the fence line, with the board/management to inspect twice per year. Duly

made by Buddy seconded by Bob and carried unanimously.

- **Leaning Block Wall-** Board asked if homeowners have made any correspondence with Mary Toler (M&A) or Will (property manager). They have not responded so another letter needs to be sent.
- **Pump and Timer for Front Entrance-** No estimate available at this time

**New Business:**

- Ponds (contract, possible new vendors)  
ECK Aquatics- (Ala-carte service) \$2500 once per year treatment, then on an as needed basis.

**General Discussion:** Next Meeting is August 8, 2024, at 6:30pm.

And it was,

No other business to come before the board,

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


**RESOLVE:** To adjourn the meeting at 7:41 PM.

Submitted by:

Approved by:

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Will Pahlck, Property Manager



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Gary Robbins, President



Bridlewood  
Homeowners Association, Inc.

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**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 April 11, 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 – March 14, 2024 Board Meeting
5. President's Report
6. Treasurer's Report
7. Legal (update 5543 Stag Thicket Case)
8. ACC Approvals
9. Unfinished Business

Vinyl Fence Update 2754 Saddlewood Ln

HB919 "Homeowners Association Bill of Rights"

10. New Business

Short Term Rentals (Air BnB, VROB, etc.)

11. Adjournment

Will Pahlck  
Licensed Community Association Manager





## **Bridlewood Homeowners Association, Inc.**

### **Minutes of Board of Directors Meeting**

#### **April 11, 2024**

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A Meeting of the Board of Directors of the Bridlewood Homeowners Association, Inc. was held on Thursday April 11, 2024 at the ELFR Station 57

#### **Call to Order**

The meeting was called to order by Association Manager Will Pahlck, at 6:33 p.m.

#### **Calling of the Roll Call**

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

#### **Approval of Minutes**

03-14-2024 Board Meeting

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

**President's Report** –Gary Robbins gave the President's Report to the members. Update on leaning block wall.

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

**ACC Approvals: 5487 Stag Thicket-** Board to take a second look at originally denied colors.

**Unfinished Business:** Vinyl fence located at 2754 Saddlewood Lane. Apex Exteriors submitted proposal for \$485 (removal of (1) existing fence panel, replacement with (1) new panel, concrete footings)

**HB919 "Homeowners Association Bill of Rights":** Will, read HB919 to the members and answer any questions.

**New Business:** Short Term Rental (Air BnB, VRBO, Etc.) In favor of ban. If yes, what time frame (1,3,6,9,12) months.

**General Discussion:** Eileen O. 5487 Stag Thicket spoke to the ACC board about her denied ACC Application to paint her house. Had asked why her original color was denied. She expressed to the board that she teaches color theory and has a master's degree in art. Stated that she has seen other houses in the association with gray roofs/brown exterior that were

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approved. Her question to the board was why her choice of gray paint/tan-brown would be denied. The board agreed to take a second look at this application.

Next Meeting is May 9, 2024, at 6:30pm.  
No other business to come before the board,

**ON MOTION:** Duly made by Gary, seconded by Bob, and carried unanimously.

**RESOLVE:** To adjourn the meeting at 7:52 PM.

Submitted by:

Approved by:

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Will Pahlck, Property Manager



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Gary Robbins, President



Bridlewood  
Homeowners Association, Inc.

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**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**

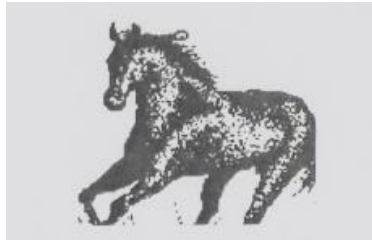
**TIME: 6:30 p.m.**

**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 Pahlck  
Licensed Community Association Manager



## **Bridlewood Homeowners Association, Inc.**

### **Minutes of Board of Directors Meeting**

#### **March 14, 2024**

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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, 2<sup>nd</sup> by Buddy, All in Favor. Motion Passed***

Eric read Gary's 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.

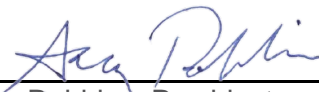
**RESOLVE:** To adjourn the meeting at 7:19 PM.

Submitted by:

Approved by:

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Will Pahlck, Property Manager



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Gary Robbins, President



*Bridlewood*  
*Homeowners Association, Inc.*

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**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**

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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 21<sup>st</sup>. 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, 2<sup>nd</sup> 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







Bridlewood  
Homeowners Association, Inc.

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**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 January 18, 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
5. President’s Report
6. Treasurer’s Report (review end of 2023 financials)
7. Legal (update on court case “Krotts”)
8. ACC Approvals
9. Unfinished Business
  - \* Both Retaining Walls (status & expected timeframe)
  - \* Website Status
  - \* Front Entrance Committee Update
  - \* Update On Front Entrance Fence (2754 Saddlewood)
10. New Business
  - Meeting Dates Scheduled 2024
  - All dates are reserved for meeting room at East Lake Fire Rescue Station 57
  - 2/15, 3/14, 4/11, 5/9, 6/13, 7/11, 8/8, 10/10, 11/14, 12/12
11. Adjournment

Will Pahlck  
Licensed Community Association Manager



## **Bridlewood Homeowners Association, Inc.**

### **Minutes of Board of Directors Meeting**

#### **January 18, 2024**

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

#### **Call to order:**

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

#### **Calling of the Roll Call**

The roll was called, and Directors present were Janet Goldin, Bob McCall, Randie Delise, Gary Robbins, Buddy Gulliford and Eric Robles were 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**

Not Available at time of meeting

**ON MOTION:** N/A

**RESOLVE:** To approve the minutes as submitted at next meeting

**President's Report** –Gary Robbins read the President's Report. Asked property manager Will to get all the new board members' information for board certifications.

**Treasurer's Report:** Gary Robbins read current financials and notified the members that (7) homeowners have already made payments.

**Legal:** Gary Robbins updated the members on the status of the Krott court case, and additional information will be provided at the next meeting.

**ACC Approvals:** All ACC applications were approved.

#### **Unfinished Business:**

- \*Retaining wall update; Wall #1 has been started and is at the half point of completion. The wall #2 will begin shortly after the completion of the first wall.

- \* Gary gave an update on the old website that is no longer in use. He has personally purchased a new domain site and is in the process of getting it up and running.

- \* Eric updated everyone that the entrance committee has (3) members currently and will have to decide when planting will begin. He also spoke if the committee will plant or hire a company to take care of the front entry.

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\* Will (M&A) updated on the fence at the front entrance, and that letters have been sent to the homeowner's repair and clear out debris that has accumulated behind the fence causing it to move the fence.

**New Business:** Meeting Dates scheduled for 2024.

All dates are reserved for the meeting room at East Lake Fire Rescue Station 57 @6:30PM  
2/15,3/14,4/11,5/9,6/13, no meeting scheduled in July,8/8, meeting room not available in  
September 10/10,11/14, no meeting scheduled in December.

**General Discussion:** Next Meeting is February 16, 2024, at 6:30pm.

\*Contact Vendors for proposal on block wall on perimeter of association.

\*Polling function on Front Steps website for new amendments, (access).

And it was,

No other business to come before the board,

**ON MOTION:** Duly made by Gary Robbins, seconded by Buddy Gulliford and carried unanimously.

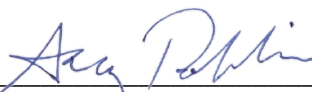
**RESOLVE:** To adjourn the meeting at 7:14 PM.

Submitted by:

Approved by:

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Will Pahlick, Property Manager



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Gary Robbins, President