



Bridlewood Homeowners Association, Inc.

NOTICE OF BOARD OF DIRECTOR'S MEETING March 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, March 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. Formalize Alterations Applications
 - 5459 Stallion Lake Dr. Window replacement
7. Unfinished Business
 - Update on plants for front entrance and available money.
 - Damage by Duke Power at front entrance.
 - Legal Update on Lot 86 Case. 5543 Stage Thicket
8. New Business
 - Formalize Alterations Applications
 - Follow-up on last year's Florida Statute
 - Vote on new Secretary
 - Problems at retaining wall 2448 Saddlewood
9. Open Forum
10. Announcements - Next meeting is April 17th
11. Adjournment

Dated: March 19, 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**

what was used to finish the 2024 year.

8. New Business

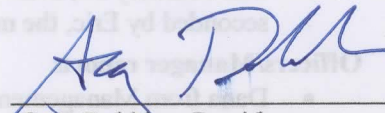
- **Formalize Alterations Applications** - Completed above line item # 6
 - **Follow up on last years Florida Statute** - Per Dana from M&A the potential changes have been placed on hold
 - **Vote on New Secretary** - Bob McCall Volunteered - Gary motioned and Second by Randie - All in favor
 - **Problems with retaining wall 2448 Saddlewood** - The HOA is working with the contractor to come to an agreement to repair the faulty install of the wall. Current status - See Item # 5
9. **Open Forum** - An inquiry from one of the attendees asking why all the paint markings on the street and if we were aware of planned work. No one was aware of what work was possibly being done but the markings are utility traces.
10. **Announcements - Next meeting is April 17th at 6:30 PM** - Dana made note she has to check her schedule and possibly has a conflict
11. **Adjournment** - With no other business before the board, on motion Duly made by Gary seconded by Randy and carried unanimously, the meeting was adjourned at 6:57 PM

Submitted by:



Bob McCall, Secretary

Approve by:



Gary Robbins, President