



# Bridlewood Homeowners Association, Inc.

---

## NOTICE OF BOARD OF DIRECTORS MEETING May 22, 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, May 22, 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. Council of North County Neighborhoods (CNCN) \$75.00
7. New Business
  - a. Formalize vote on Front entrance plants/mulch
  - b. Invoice for General liability insurance. Last year it was \$2,498.74, this year \$2,670.44
8. Formalize Alterations Applications
  - a. 5520 Stag Thicket Lane - Landscaping
  - b. 2751 Saddlewood Lane - Mail box and post
  - c. 5471 Stallion Lake Drive - Paint House
  - d. 5471 Stallion Lake Drive - Replace Garage Door
9. Open Forum
10. Announcements: Our next meeting is June 19th.
11. Adjournment



**Bridlewood Homeowners Association, Inc.**

**Minutes of Board of Directors Meeting**

**May 22, 2025**

---

A Meeting of the Board of Directors of the Bridlewood Homeowners Association, Inc. was held on  
Thursday May 22, 2025, at the ELFR Station 57

1. The meeting was called to order at 6:30 PM
2. Roll call of members present
  - A. The roll was called, Gary Robbins, Randie Delise. Delice, Eric Robles and Buddy Gulliford and Bob McCall were present. A quorum of the board was established. Note that Dayna Cannistraci of Management and Associates was in attendance.
3. Proof of notice of meeting or waiver of notice
  - A. The signs were appropriately posted by Buddy Gulliford, the notice was on the Bridlewood and M&A websites.
4. Approval of Previous Meeting Minutes
  - A. The minutes from the previous meeting were reviewed and approved without amendments.
5. Office/Manager Reports
  - A. Manager:
    - Landscaping: Updates were shared on recent improvements, particularly at the front entrance.
    - Pipe Repair Bill: A cost update was provided regarding recent pipe repairs.
  - B. Treasurer's Report
    - Outstanding Dues: The Treasurer reported on outstanding dues, noting a long-standing issue with one resident.
    - Reserve Funds: Discussion included the possibility of investing in a Certificate of Deposit (CD) and for now depositing the money from the court case into the checking account.
    - Checking \$38,722.25; Reserves \$13,923.02

C. President Report:

- 2448 retaining wall - Randie and I along with Dayna went down to meet Matt today. He agreed that they will be reworking the wall from the 5th vertical tie to the back and will be leveling the member yard. They will disassemble the wall, replace the bottom ties and any other ties that needs replacement. They plan to start on May 29th.
- Duke finally repaired the grass on the front entrance.
- Budget Planning
- Plans for upcoming budget meetings were outlined, including a budget workshop scheduled for August

6. Unfinished Business

- A. Council of North County Neighborhoods Membership Fee It was agreed to maintain the \$75 membership fee. Motion to approve by Gary, seconded by Eric. All were in favor.

7. New Business:

A. Front Entrance Landscaping Contract

- The HMS contract for front entrance landscaping was reviewed and approved. Motion to approve by Gary, seconded by Randie. All were in favor.

- B. General Liability Insurance. Concerns were raised about rising insurance costs. Invoice for General liability insurance. Last year it was \$2,498.74, this year \$2,670.44. Dayna will contact Skip, who also handles insurance, for further investigation.

8. Alteration Applications

- A. Several alteration applications were reviewed and approved.

- 5520 Stag Thicket Lane - Landscaping
- 2751 Saddlewood Lane - Mail box and post
- 5471 Stallion Lake Drive - Paint House
- 5471 Stallion Lake Drive - Replace Garage Door

9. Open Forum – There were no items suggested.

10. Announcements: Our next meeting is June 19th.

11. Adjournment.

- A. With no other business before the board, on motion Duly made by Gary seconded by Eric and carried unanimously, the meeting was adjourned at 7:15 PM.

**Submitted by:**

*for [Signature]*  
Dayna Cannistraci

**Approve by:**

*[Signature]*  
Gary Robbins, President