



Bridlewood
Homeowners Association, Inc.

NOTICE OF BUDGET MEETING
NOVEMBER 21, 2025

NOTICE IS HEREBY GIVEN of a Budget Meeting of the Board of Directors of Bridlewood Homeowners Association, Inc. will be held at the following date, time and place:

DATE: Friday, November 21, 2025

TIME: 6:30 PM.

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. Unfinished Business: None
6. New Business:
 - Adopt 2026 Budget
7. Open Forum
8. Adjournment

October 22, 2025

Collin J. Soderland, LCAM

BRIDLEWOOD HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS BUDGET MEETING MINUTES

NOVEMBER 21, 2025

Call to Order: The meeting was called to order at 6:30pm by Gary Robbins, who acted as Chair.

Roll Call: The roll was called, and the following members were present: Gary Robbins, Randy Delise, Jeff Kuhl, Bob McCall, and Buddy Gulliford. A quorum of the board was established. Eric Robles was absent. Collin Soderland served as recording secretary.

Proof of Notice of the Meeting: The signs were appropriately posted by Buddy Gulliford, and the notice was on the Bridlewood and M&A websites.

Reading/Approval of Minutes of Last Meeting: The minutes from the previous meeting were reviewed and approved on Motion by Gary, seconded by Buddy and carried unanimously to approve the October 9, 2025, minutes.

New Business

- a. **Adopting 2026 Budget:** The 2026 Budget was approved on Motion by Gary, seconded by Randie and carried unanimously.

Adjournment: The meeting was adjourned at 6:32 on Motion by Gary, seconded by Buddy and carried unanimously.

Submitted By: 

Approved By: 

Note: A quorum was not established so an annual meeting could not be held



**BRIDLEWOOD HOMEOWNERS' ASSOCIATION, INC.
ANNUAL MEMBERS' MEETING
November 21, 2025**

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 21, 2025

TIME: Directly Following the Adjournment of the Budget Meeting
approximately 7:00pm (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 annual meeting
4. Unfinished Business
5. New Business
 - 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, 2025

Collin J. Soderland, LCAM

On Behalf of the Board

BRIDLEWOOD HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS ORGANIZATIONAL MEETING MINUTES

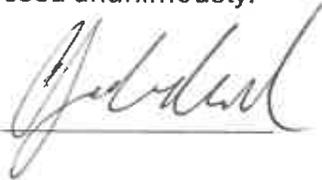
NOVEMBER 21, 2025

Roll Call: The roll was called, and the following members were present: Gary Robbins, Randy Delise, Jeff Kuhl, Bob McCall, and Buddy Gulliford. A quorum of the board was established. Eric Robles was absent. Collin Soderland served as recording secretary.

Electing Officers: Gary motioned to keep the roles of the officers the same and Jeff seconded. The motion passed unanimously.

Adjournment: The meeting adjourned at 6:52pm on the Motion by Gary, seconded by Randie and passed unanimously.

Submitted By:



Approved By:





Bridlewood Homeowners Association, Inc.

NOTICE OF BOARD OF DIRECTORS MEETING October 9, 2024

NOTICE IS HEREBY GIVEN of a meeting of the Board of Directors of Bridlewood Homeowners Association, Inc. will be held on the following date, time and place:

DATE: Friday, October 9, 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 Alteration
7. Applications
 - a. 2421 Appaloosa Trail Fence along South Side of House
 - b. 2643 Saddlewood Lane Repaint Driveway
 - c. 5483 Stallion Lake Drive Generator
8. Nomination and vote of Jeff Kuhl to the board.
9. Unfinished Business
 - a. Lot 133 common wall is leaning due to tree roots.
10. New Business
 - a. Review 2026 budget
 - Draft budget discussions
11. Open Forum
12. Announcements: Our next meeting is November 21st for 2026 budget vote and annual meeting.
13. Adjournment

Bridlewood Homeowners Association, Inc.

Board of Directors Meeting Minutes

October 9, 2025

A Meeting of the Board of Directors of the Bridlewood Homeowners Association, Inc. was held on Friday, August 22, 2025, at the East Lake Fire & Rescue 3375 Tarpon Lake Blvd, Plam Harbor, FL 34685.

Call to Order: The meeting was called to order at 6:30pm by Gary Robbins, who acted as Chair.

Roll Call: The roll was called, and the following members were present: Gary Robbins, Eric Robles, Randy Delise, Bob McCall and Buddy Gulliford. A quorum of the board was established. Collin Soderland served as recording secretary.

Proof of Notice of the Meeting: The signs were appropriately posted by Buddy Gulliford, and the notice was on the Bridlewood and M&A websites.

Reading/Approval of Minutes of Last Meeting: The minutes from the previous meeting were reviewed and approved on Motion by Gary, seconded by Buddy and carried unanimously to approve the August 22, 2025, minutes.

Officers/Manager's Reports

Treasurer's Report:

- a. **As of September, Checking account \$29,847.63; Reserves \$14,067.95**
- b. **The checking account includes the court case collections of \$15,795.30**
- c. **In regards to reserves, I am proposing to move the court money into reserves.**

Manager's Report: Collin Soderland from Management and Associates gave the manager's report.

Applications

- a. **2421 Appaloosa Trail – Approved**
- b. **2643 Saddlewood Lane – Approved**
- c. **5483 Stallion Lake Drive – Approved**

Nomination and Vote of Jeff Kuhl to the Board: Gary made a motion to appoint Jeff Kuhl to the Board of Directors and Randie seconded. All were in favor, and the motion passed unanimously.

Unfinished Business

- a. **Lot 133 Common Wall:** Gary went to the lot and spoke with the homeowner about the tree that needed to be removed. It was removed.

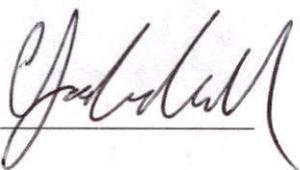
New Business

- a. **Review 2026 Budget:** Gary made a motion to approve the budget to be voted on at the November 21, 2025, Budget Meeting and Bob seconded. All were in favor, and the motion passed unanimously.

Open Forum: An open forum was held.

Announcement: The next meeting will be held on November 21, 2025, to adopt the 2026 budget. Following the Budget Meeting, the Annual Membership Meeting will take place.

Adjournment: Gary made a motion to adjourn the meeting at 7:14PM and Eric seconded. All were in favor, and the motion passed unanimously. The meeting adjourned.

Submitted By: 

Approved By: 



Bridlewood Homeowners Association, Inc.

NOTICE OF BOARD OF DIRECTORS MEETING August 22, 2024

NOTICE IS HEREBY GIVEN of a meeting of the Board of Directors of Bridlewood Homeowners Association, Inc. will be held on the following date, time and place:

DATE: Friday, August 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. Formalize Alteration
7. Applications
 - a. 5483 Stallion Lake Dr. Generator
 - b. 5436 Stag Thicket Lane Replace roof
 - c. 5488 Stag Thicket Lane Gravel around mailbox .
8. Unfinished Business
 - a. Update on 2448 retaining wall.
 - b. Work on the front entrance sprinklers.
 - c. Lot 133 common wall is leaning due to tree roots.
9. New Business
 - a. Review of preliminary budget
 - Budget Payment letter.
 - Draft budget
 - b. Discuss meeting schedule for 2026.
 - c. Update welcome letter
 - d. Vote on moving ahead with lien for foreclosure for lot 77.
10. Open Forum
11. Announcements: Our next meeting is October 9th.
12. Adjournment

Bridlewood Homeowners Association, Inc.

Minutes of Board of Directors Meeting

August 22, 2025

A Meeting of the Board of Directors of the Bridlewood Homeowners Association, Inc. was held on Friday, August 22, 2025, at the East Lake Fire & Rescue 3375 Tarpon Lake Blvd, Plam Harbor, FL 34685.

Call to Order: The meeting was called to order at 6:30pm by Gary Robbins, who acted as Chair.

Roll Call of Members Present: The roll was called, and the following members were present: Gary Robbins, Eric Robles, Randy Delise and Buddy Gulliford. A quorum of the board was established. Bob McCall was absent. Collin Soderland served as recording secretary.

Proof of Notice of the Meeting: The signs were appropriately posted by Buddy Gulliford, and the notice was on the Bridlewood and M&A websites.

Reading/Approval of Minutes of Last Meeting: The minutes from the previous meeting were reviewed and approved on Motion by Gary, seconded by Randie and carried unanimously to approve the July 17, 2025, minutes.

Officers/Manager's Reports

Treasurer's Report: Operating \$48,493.53; Reserves \$14,032.79.

Manager's Report: Collin Soderland from Management and Associates gave the manager's report.

Applications:

- a. **5483 Stallion Lake Dr. - Tabled**
- b. **5436 Stag Thicket Ln. - Approved**
- c. **5488 Stag Thicket Ln. - Approved**

Unfinished Business

- a. **Update on 2448 Retaining Wall:** Gary gave an update on the completion of the retaining wall.

- b. **Work On Front Entrance Sprinklers:** Gary gave an update on the status of the irrigation system at the front entrance.
- c. **Lot 133 Common Wall Leaning Due to Tree:** Collin is going to search the documents to see what he can find regarding who is responsible for removing the tree.

New Business

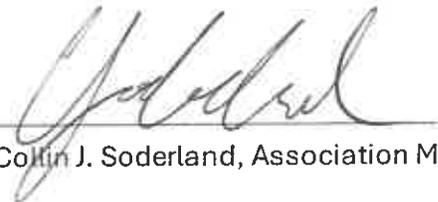
- a. **Review Preliminary Budget:** The first draft budget will be completed in the first week of September.
- b. **Discuss Meeting Schedule for 2026:** The board will be moving their meeting dates to the 3rd Wednesday depending on availability in 2026.

Date, time and place for next meeting: October 9, 2025.

Adjournment: Gary made a motion to adjourn the meeting at 7:08pm and Eric seconded. All were in favor, and the motion was carried unanimously. The meeting adjourned.

Submitted by:

Approved by:


Collin J. Soderland, Association Manager


Gary Robbins, President



**Bridlewood
Homeowners Association, Inc.**

**NOTICE OF BOARD OF DIRECTORS MEETING
July 17, 2024**

NOTICE IS HEREBY GIVEN of a meeting of the Board of Directors of Bridlewood Homeowners Association, Inc. will be held on the following date, time and place:

DATE: Thursday, July 17, 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. Update on 2448 retaining wall.
 - b. Additional work needed on the front entrance sprinklers.
 - c. Lot 133 common wall is leaning due to tree roots.
7. New Business
8. Open Forum
9. Announcements: Our next meeting is August 21st.
10. Adjournment



**Bridlewood Homeowners Association, Inc.
Minutes of Board of Directors Meeting
July 17, 2025**

A Meeting of the Board of Directors of the Bridlewood Homeowners Association, Inc. was held on Thursday, July 17, 2025, at the East Lake Fire & Rescue 3375 Tarpon Lake Blvd, Plam Harbor, FL 34685.

Call to Order: The meeting was called to order at 6:28pm by Gary Robbins, who acted as Chair.

Roll Call of Members Present: The roll was called, and the following members were present: Gary Robbins, Eric Robles, Randy Delise, Bob McCall and Buddy Gulliford. A quorum of the board was established. Collin Soderland served as recording secretary.

Proof of Notice of the Meeting: The signs were appropriately posted by Buddy Gulliford, and the notice was on the Bridlewood and M&A websites.

Reading/Approval of Minutes of Last Meeting: The minutes from the previous meeting were reviewed and approved on Motion by Gary, seconded by Buddy and carried unanimously to approve the June 19, 2025, minutes.

Officers/Manager's Reports

Treasurer's Report: Checking 35,010.87; Reserves \$13,994.09.

Manager's Report: Collin Soderland from Management and Associates introduced himself as the new LCAM.

Unfinished Business

- a. **Update on 2448 Retaining Wall:** Gary gave an update on the status of the retaining wall. The wall is complete. We've asked that they replace one of the ties and they still need to level the neighbors yard. The board will give out more information as more work is completed.
- b. **Additional Work on Front Entrance Irrigation:** Additional irrigation work is needed at the front entrance. We will be contacting A-1 Irrigation to come out for repairs.
- c. **Lot 133 Common Wall is Leaning:** There is a large oak tree that has roots growing underneath the common wall causing it to start to lean. Collin will make sure that the homeowner is aware of the issue and will send out any letters or correspondence necessary.

New Business - None

Date, time and place for next meeting: August 21, 2025 We will take a first look at the budget.

2 of 2

Adjournment: Gary made a motion to adjourn the meeting at 6:44pm and Randy seconded. All were in favor, and the motion was carried unanimously. The meeting adjourned.

Submitted by:

Approved by:



Colin J. Soderland, Association Manager



Gary Robbins, President



**Bridlewood
Homeowners Association, Inc.**

**NOTICE OF BOARD OF DIRECTORS MEETING
June 19, 2024**

NOTICE IS HEREBY GIVEN of a meeting of the Board of Directors of Bridlewood Homeowners Association, Inc. will be held on the following date, time and place:

DATE: Thursday, June 19, 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. Update on 2448 retaining wall.
 - b. Additional work needed on the front entrance sprinklers.
7. New Business
8. Open Forum
9. Announcements: Our next meeting is July 17th.
10. Adjournment



Bridlewood Homeowners Association, Inc.
Minutes of Board of Directors Meeting
June 19, 2025

A Meeting of the Board of Directors of the Bridlewood Homeowners Association, Inc. was held on Thursday, June 19, 2025 at the East Lake Fire & Rescue 3375 Tarpon Lake Blvd, Palm Harbor, FL 34685.

Call to Order – The meeting was called to order by Gary Robbins who acted as Chair.

Roll Call of Members Present – The roll was called, and the following members were present: Gary Robbins, Eric Robles, Randy Delise and Buddy Gulliford. A quorum of the board was established. Dayna Cannistraci served as recording secretary.

Proof of Notice of the Meeting – The signs were appropriately posted by Buddy Gulliford, and the notice was on the Bridlewood and M&A websites.

Reading/Approval of Minutes of Last Meeting – The minutes from the previous meeting were reviewed and approved on Motion by Gary, seconded by Eric and unanimously carried to approve the May 22, 2025 minutes. .

Officers/Manager's Reports

Treasurer's Report – The Treasurer reported on outstanding dues, noting a long-standing issue with one resident. Checking \$40,306; Reserves \$13,957. Board will review CD options.

Manager's Report

Manager indicated that the only item to report on was the retaining wall and the difficulty in getting this scheduled. Work was to be on Wednesday the next week.

Unfinished Business

The community is working through some irrigation issues and Bob will be following up. Bob did send an email to the Board and Gary will discuss with Bob and bring the recommendations to the Board.

New Business - None

Date, time and place for next meeting – July 17, 2025

Adjournment – With no other business to come before the board it was on **MOTION** to adjourn the meeting.

Submitted by:

Approved by:

A handwritten signature in black ink, appearing to read 'Collin J. Soderland', written over a horizontal line.

Collin J. Soderland, Association Manager

A handwritten signature in black ink, appearing to read 'Gary Robbins', written over a horizontal line.

Gary Robbins, President



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



Bridlewood Homeowners Association, Inc.

NOTICE OF BOARD OF DIRECTOR'S MEETING April 21, 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: Monday, April 21, 2025
TIME: 6:30 p.m.
PLACE: Management and Associates
720 Brooker Creek Blvd. #206
Oldsmar, FL 34677

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
 - 5504 Stag Thicket Lane - Replace driveway and walkway
 - 2751 Saddlewood Lane - Landscaping
7. Unfinished Business
 - Front entrance plants – Update from Eric
 - Damage by Duke Power at front entrance – Update from Dayna
 - 2848 Saddlewood Lane Retaining wall – Update from Dayna
8. New Business
 - Council of North County Neighborhoods (CNCN) \$75.00
9. Open Forum
10. Announcements: Our next meeting is May 22nd.
11. Adjournment

Dated: April 15, 2025

Dayna Cannistraci, LCAM



Bridlewood Homeowners Association, Inc.
Minutes of Board of Directors Meeting
April 21, 2025

A meeting of the Board of Directors of the Bridlewood Homeowners Association, Inc. was held on Monday, April 21, 2025, at Management and Associates, 720 Brooker Creek Blvd. #206, Oldsmar, FL 34677.

Call to Order

The meeting was called to order by Dayna Cannistraci at 6:30 PM.

Roll Call of Members Present

The roll was called, and the following members were present: Gary Robbins, Randie Delise, Eric Robles and Buddy Gulliford. Bob McCall was absent. A quorum of the board was established. Dayna Cannistraci, community manager was also in attendance and served as recording secretary.

Proof of Notice of Meeting or Waiver of Notice

The signs were appropriately posted by Buddy Gulliford, and the notice was on the Bridlewood and M&A websites.

Reading/Approval of Minutes of Last Meeting

The February 20, 2025, meeting minutes were discussed. On a **Motion** made by Gary, seconded by Eric, the minutes were approved unanimously.

Officers/Manager Reports

Treasurer Report,

1. Balances: Checking: \$42,394.58; Reserves: \$13,883.42; Member and assessment dues: \$29,464.44
2. Two more member fees were received, leaving five still outstanding.

President Report,

The sidewalks in the common area are becoming mildewed. The last cleaning was by Riptide in January 2021 for \$502.

Manager's Report,

Dayna contacted Matt of Workshop Landscaping. They will be rebuilding the wall at the end of May.

Formalize Alterations Applications

1. 5504 Stag Thicket Lane: Replace driveway and walkway
2. 2751 Saddlewood Lane: Landscaping

On a **Motion** made by Gary, seconded by Randie, the applications were approved.

Unfinished Business

1. Front Entrance Plants – Update from Eric:
 1. Eric provided two bids for the front entrance planter beds to remove old plants, install new plantings, and add mulch. The bids were from Grey Landscape and Elite Landscape. A third bid will be sought.
2. Damage by Duke Power at Front Entrance – Update from Dayna:
 1. Dayna has been unable to contact anyone about the damage. Her calls have gone unanswered, but she will continue to try.
3. 2848 Saddlewood Lane Retaining Wall – Update from Dayna:
 1. See Manger's report above.

New Business

1. Council of North County Neighborhoods (CNCN) \$75.00 – The board discussed the value of CNCN membership. The vote was tied, and the issue will be discussed again with the full board.

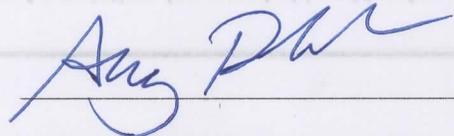
Open Forum – Charge for March & McMillin, CPAs, PLLC for \$100.00 corporate tax preparation, Gary questioned this new bill. Dayna indicated that this year, Bridlewood has to pay corporate taxes.

Announcements – Our next meeting will be held on May 22, 2025.

Adjournment – With no other business to come before the board, a **Motion** was made by Gary, seconded by Eric and was carried unanimously to adjourn the meeting at 7:15 PM.



Submitted by: Dayna Cannistraci, LCAM



Approved by: Gary Robbins, President



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
March 20, 2025

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

1. Call to order:

- The meeting was called to order by Association Manager Gary Robbins, at 7:00 PM

2. Roll call of members present

- The roll was called, Gary Robbins, Bob McCall, Randy Delise, Eric Robles, and Buddy Gulliford were present. A quorum of the board was established. Note that Dayna Cannistraci of Management and Associates also attended in person.

3. Proof of notice of meeting or waiver of notice

- The signs were appropriately posted by Gary Robins

4. Reading/ approval of minutes of last meeting

- The February 20, 2025 reading minutes were discussed. On motioned by Gary and seconded by Eric, the minutes were passed unanimously

5. Officers/Manager reports

- Dana from Management Associates will follow up with Jaime (M&A Owner) to see what else can be done to help with the retaining wall issue.
- Gary reported as of February 27th, we have \$42,928.38 in checking; \$13,852.31 in reserves; per the statement we have \$32,445.18. 5 people have not paid.
- A-1 Irrigation suggested that we install a shelf to protect the timer from the sun.

6. Formalize Alterations Applications

- **5459 Stallion Lake Dr. - Window Replacement** - Gary moved to approve the request. Buddy seconded the motion, and the motion passed unanimously.

7. Unfinished Business

- **Update on plants for the front entrance and available money** - Gary advised that up to \$1000.00 is available for plants and labor. Eric will begin picking plants and providing estimates. The plant types and qty will also be provided to our landscaper for a price quote.
- **Damage by Duke Power at front entrance** - Dana from M&A will provide a status info/update by Monday 3/24/2025
- **Legal update on Lot 86 Case 5543 Stagg Thicket** – Gary advised that March 2025 payment was received, No Form signed by home owners yet, Bridlewood will send a letter to the Krott's explaining the payment plan and total amount for transparency, In that letter it will be asked to send the payments to Bridlewood instead of the Lawyers to remove potential processing costs, and lastly the HOA will request the lawyer to transfer the collected funds to the Bridlewood HOA and be placed into the reserve account less

what was used to finish the 2024 year.

8. New Business

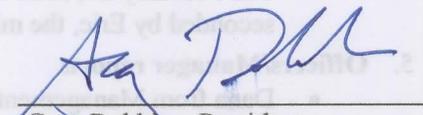
- **Formalize Alterations Applications** - Completed above line item # 6
 - **Follow up on last years Florida Statute** - Per Dana from M&A the potential changes have been placed on hold
 - **Vote on New Secretary** - Bob McCall Volunteered - Gary motioned and Second by Randie – All in favor
 - **Problems 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:

Approve by:



Bob McCall, Secretary



Gary Robbins, President



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

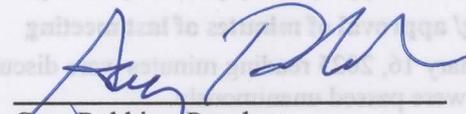
10. Adjournment

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:

Approve by:


Bob McCall


Gary Robbins, President



Bridlewood
Homeowners Association, Inc.

NOTICE OF BOARD OF DIRECTORS MEETING
January 16th, 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, January 16, 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. Vote on lawncare
 - c. Discuss updated front entrance
 - d. Update on sprinkle repair costs for Primoris
 - e. Formalize Alterations Applications
7. New Business
8. 2919 Appaloosa Trail (Trim Branches at nature area lines)
9. 5529 Stag Thicket Lane (Replace pool cage)
10. 2572 Saddlewood lane (Paint house)
11. 5502 Stallion Lane (Replace windows)
12. 2751 Saddlewood Lane (Pool Cage)
13. 2420 Saddlewood Lane (Replace Fron Doors)
14. Discussion of Legislation changes
15. Open Discussion
16. Adjournment



Bridlewood Homeowners Association, Inc.
Minutes of Board of Directors Meeting
January 16, 2025

A Meeting of the Board of Directors of the Bridlewood Homeowners Association, Inc. was held on
Thursday January 16, 2025, at the ELFR Station 57

1. **Call to order**

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

2. **Roll call of members present**

The roll was called, Gary Robbins, Bob McCall, Buddy Gulliford, Randy Delise, Eric Robles were present. Janet Goldin was absent. A quorum of the board was established. Note that Dayna Cannistraci of Management and Associates was absent due to an emergency.

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 August 8, 2024 reading minutes were discussed. On motioned by Gary and seconded by Randi, the minutes were passed unanimously.

5. **Officers/Manager reports**

Gary provided an update on financials.

A. The current balances, as at the end of December were \$33,336.95 in checking and \$9,286.11 in reserves.

B. There are currently 2 delinquencies.

- 2480 Appaloosa who have not paid the 2024 annual dues. They have been sent multiple letters, but the fees remain unpaid. The next step is for the attorney to send a prelien notice. The board would like M&A to verify the member information and circumstances (proper mailing address, etc.) before we pass it on to the attorney.

C. 5543 Stag Thicket that has a court order to pay the Association. They refused to sign an agreement that outlines what they owed and a payment plan. They have paid some of the money, but did not send in a December payment. The attorney advises filing the suit either get a formal agreement signed or go to foreclosure. Mr. Krot was in attendance. After discussion, he did indicate that they would sign an agreement. Gary moved to approve, giving the attorney permission to file the suit, but first discuss the possibility of sending a second formal agreement out instead of filing. The motion was seconded by Eric. The vote was 4 to 1 for approval.

6. **Unfinished Business**

A. Legal Update on Lot 86 Case. 5543 Stage Thicket

- See 5.C. above..

B. Vote on lawncare

- We had 3 to consider. Our current vendor is \$17,197.44/year; David Swingle Lawn Care LLC. at \$13,200 and Mu-Grow at \$18,000.

After discussion, Eric move to accept the Swingle Lawn Care bid. This was seconded by Buddy and passed unanimously.

C. Discuss updated front entrance

- The front entrance bushes are getting tired. We can discuss with the landscaper if they can be saved.
- The entrance lamps need to be replaced or taken down, cleaned and painted.
- The beds need to have weed block put down and mulched. The landscapers will not keep weeding beds

that are not adequately mulched.

After discussion the board prioritized replacing the sprinkler timer (Bob thinks he has an eight-zone timer, and if so, will install it) and mulch the front beds. We will discuss with the new landscaper if the bushes in the median can be save, and check the cost of replacing.

- B. Update on sprinkle repair costs for Primoris
 - o We should be getting a check shortly for \$520
- C. Formalize Alterations Applications
 - o 2919 Appaloosa Trail (Trim Branches at nature area lines)
 - o 5529 Stag Thicket Lane (Replace pool cage)
 - o 2572 Saddlewood lane (Paint house)
 - o 5502 Stallion Lane (Replace windows)
 - o 2751 Saddlewood Lane (Pool Cage)
 - o 2420 Saddlewood Lane (Replace Fron Doors)

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

7. **New Business**

A. There was no new business.

8. **Discussion of Legislation changes**

A. Jaime Ballard is up in Tallahassee to discuss HOA legislation. Hopefully they can make some changes to some of the rules that were passed last year.

9. **Open Discussion**

B. There was no open discussion.

10. **Adjournment**

A. Next Meeting is February 20, 2025 at 6:30pm.

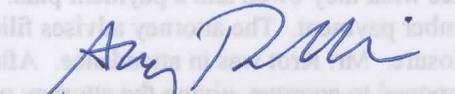
B. With no other business before the board, on motion Duly made by Gary seconded by Bob and carried unanimously, the meeting was adjourned at 7:20 PM

Submitted by:



Eric Robles, Vice President, for
Janet Golden, Secretary

Approve by:



Gary Robbins, President