



Bridlewood Homeowners Association, Inc.

NOTICE OF BOARD OF DIRECTORS' MEETING July 22, 2026

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: Wednesday, July 22, 2026

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.
5. Officers/Manager reports
 - a. Gary Robbins President/Treasurer Updates
 - b. Eric Robles, Pond Updates
 - c. Jeff Kuhl, Front Entrance Updates
 - d. Collin Soderland, M&A Updates
6. Formalize Alterations:
 - a. 2420 SADDLEWOOD Replace side garage door
 - b. 2405 SADDLEWOOD Replace garage doors
7. Unfinished Business
 - a. Moving the electric junction box at north entrance.
8. New business:
 - a. Will be pulling a draft 2027 budget for the August meeting.
9. Open Forum
10. Announcements: Our next meeting is Wednesday, August 5th.
11. Adjournment

Bridlewood Homeowners Association, Inc.

Board of Directors Meeting Minutes

July 22, 2026

A Meeting of the Board of Directors of the Bridlewood Homeowners Association, Inc. was held on Wednesday, July 22, 2026, 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, Randy Delise, Buddy Gulliford, Eric Robles, Bob McCall, Jeff Kuhl and Adam Kempton. 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 Randy and carried unanimously to approve the June 10, 2026, minutes.

Officers/Managers Reports

President Report: Gary gave the president report.

- Florida Rust was supposed to spray for rust on the 14th. It doesn't look like they did. Collin will check with them.
- FrontSteps still is not up-to-date on the board member certificates. M&A will update.
- Five pre-lien letters went out in May. There are still 2 that owe partial fees; 1 has not paid. Before these go the attorney, Eric will contact them, they are out of state. The person who did not pay late and interest fees wants us to waive the fee so they were instructed to pay.
- Pristine Pond increased from \$559 to \$564

Treasurer Report: Operating \$32,774.79; Reserves \$35,865.29

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

Formalize Alterations

2420 Saddlewood – Replace side garage door – APPROVED

2405 Saddlewood – Replace garage door – APPROVED

Unfinished Business

- a. **Moving Electric Box:** The electrical box was moved to the North Entrance by Tardiff. Lights at the front entrance are functioning.

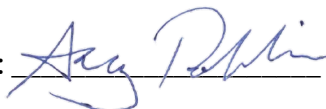
New Business

- a. **2027 Draft Budget:** The board plans to put a draft budget together by the August meeting. There is no meeting in September. October the board will put forward a final draft with adoption prior to the annual meeting in November.

Open Forum: An open forum was held for homeowners in attendance.

Adjournment: The meeting adjourned at 7:00pm on motion by Gary, seconded by Eric and passed unanimously.

Submitted By: _____

Approved By:  _____