

Bridlewood Manor Community Association

Board of Directors Meeting

Sept. 9, 2024

Attendance:

Ben Fish-Board Member

Kyle Brown - Board Member

Brian Willmert-Board Member

Charlet Bookal-Board Member

Shannon Crum - Board Member

Joyce Hunt-Sequoia Representative

Call to Order:

Kyle called meeting to order @ 7:02 via Zoom. Ben seconded.

Resident Forum:

7:04-Resident forum. No residents present. Kyle motioned to approve paying for the replacement pool cover out of reserves, Ben seconded. (5-0)

Meeting Minutes:

Ben approved minutes from March 21, Kyle seconded.

Committee Reports:

Architectural-nothing to add

Lawn and Grounds- nothing to ad

Pool- Joyce noted that the company that we purchased the pool chairs for has not been honoring warranty. She is withholding further payment until we obtain more information.

-The pool lights are still out. Joyce has been speaking with Paradise regarding this issue. They said we may need an electrician.

Communication-no members present

Social-no members present

Financial Reports:

The board reviewed the current financial report and status.

Old Business: Corporate Transparency Act is requesting legal information for board members, due no later than September 31, 2024. Joyce is sending the form over to the board members.

New business: Next HOA BOD meeting is Nov. 19, 2024.

-the board ratified the emailed proposal about the Irrigation system repairs. Shannon motioned to approve, Ben seconded (5-0)

-the board ratified the email vote to approve the summer flowers; Ben motioned to approve the summer flowers, Kyle seconded (5-0)

-Board voted to NOT approve the turf renovations listed on page 37. (5-0)

-RE: page 41, Kyle voted to approve the proposal for trash pickup at the tot lot once a month during the off season. Ben seconded the motion. (5-0)

-RE: page 43. HLS valve boxes replacement proposal-Ben motioned to approve, Kyle seconded. (5-0)

-Page 47-board voted not to proceed with winter monitoring of pool.

-page 49, winterization of pool. Ben motioned, Brian seconded.

-page 57, hot water heater repairs. Joyce will get proposals for hot water heaters.

-page 58, The county is asking us to remove the leaves from the bioretention area at the end of Crews court. Joyce will ask the landscapers to remove them this year and we will build this service into the proposal for next year.

Executive Session

At 7:46, Kyle motioned to go into executive session. Ben seconded. (5-0)

At 7:48, Kyle motioned to exit executive session. Brian seconded. (5-0)

At 7:48, Kyle motioned to adjourn, Charlet seconded. (5-0)