

Bridlewood Manor Community Association

Board of Directors Meeting

September 16, 2025

**Attendance:**

Ben Fish- President

Kyle Brown-Vice President

Emmanuel Dormon

Joyce Hunt-Sequoia Mgmt./Recording Secretary

**Absent:**

Brian Willmert- Director

Jen Torres

**Call to Order:**

The meeting was called to order at 7:06 via Zoom. Ben motioned, and Kyle seconded, (3-0).

**Board Positions:**

Ben motions to approve the Board positions and terms as present below, Emmanuel seconds, (3-0).

|                 |   |                              |
|-----------------|---|------------------------------|
| Benjamín Fish   | - | President (1-year term)      |
| Kyle Brown      | - | Vice-President (2-year term) |
| Emmanuel Dormon | - | Treasurer (3-year term)      |
| Jen Torres      | - | Secretary (1-year term)      |
| Brian Willmert  | - | Director (3-year term)       |

**Resident Forum:**

The Board reviewed an email from a homeowner about animals roaming the community without leashes. This needs to be reported to the PWC Police/Animal Control.

**Meeting Minutes:**

Ben approved minutes from May 20, 2025, Kyle seconded, (3-0).

**Committee Reports:**

Architectural-The board reviewed a nomination form from a homeowner to join the ACC committee. Ben motioned to appoint Charlet Booklet to the ACC committee, Emmanuel seconded, (3-0).

Lawn and Grounds-Nothing to add

Pool- Nothing to add

Communication- Nothing to add

Social-Nothing to add

**Financial Reports:** The board reviewed the current financial report and status.

**Management report:** Next meeting is November 18, 2025

**Action items:** nothing to add

**Old Business:**

Nothing to report.

**New business:**

**Paradise Proposal for 2025 Winter Preventative Maintenance:** No action.

**Paradise Proposal for 2025 Winter Peace of Mind Program:** No action.

**Paradise Pool Management Pool Renovations Estimate:** No action.

**HLS Proposal for Tree Removal and Tree Trimming:** No action.

**HLS Proposal for Irrigation Repairs -Ratify Email Vote:** Ben motioned to ratify email approved for irrigation repairs, Kyle seconded, (3-0).

**2026 Draft Budget:** Tabled.

**2026-2028 HLS Landscape Service Contract Proposal:** Tabled.

**Executive Session:**

At 8:07pm Ben motioned to go into executive session, Kyle seconded. (3-0)

At 8:13pm Ben motioned to end executive session, Emmanuel seconded. (3-0)

At 8:16pm Ben motioned to adjourn, Kyle seconded. (3-0)