



Bridlewood  
Homeowners Association, Inc.

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**NOTICE OF BOARD OF DIRECTORS MEETING**

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 June 13, 2024  
**TIME:** 6:30 p.m.  
**PLACE:** East Lake Fire Rescue Station 57

**Agenda for the meeting is as follows:**

1. Call to Order
2. Roll call Establish Quorum
3. Proof of notice of meeting or waiver of notice
4. Approve Unapproved Minutes – June 13, 2024, Board Meeting
5. President’s Report
6. Treasurer’s Report
7. Legal (update 5543 Stag Thicket Case)
8. ACC Approvals (2523 Saddlewood Lane)
9. Unfinished Business:
  - \*Vinyl Fence Update (2754 Saddlewood Ln)
  - \* Leaning Block Wall
  - \* Pump and Timer for front entrance
10. New Business
  - \*Ponds (contract, possible new vendors)
11. Adjournment

Will Pahlck  
Licensed Community Association Manager



**Bridlewood Homeowners Association, Inc.**  
**Minutes of Board of Directors Meeting**  
**June 13, 2024**

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A Meeting of the Board of Directors of the Bridlewood Homeowners Association, Inc. was held on Thursday June 13, 2024 at the ELFR Station 57

**Call to Order**

The meeting was called to order by Association Manager Gary Robbins, at 6:31 p.m.

**Calling of the Roll Call**

The roll was called, and Directors present were, Bob McCall, Buddy Gulliford, Gary Robbins, and Randy Delise. Eric Robles. Janet Goldin was absent. A quorum of the board was established. Note that Will Pahlck of Management and Associates was present and acted as recording Secretary.

**Proof of Notice of Meeting** – Notice of the meeting was posted by Buddy Gulliford.

**Approval of Minutes - 05-09-2024 Board Meeting**

**ON MOTION:** Duly made by Gary seconded by Buddy and carried unanimously.

**RESOLVE:** To approve the minutes as submitted.

**President's Report** – Gary Robbins read the President's Report. Gary met with Natures Coast regarding the sprinklers. During this meeting it was discovered there were many broken sprinkler heads, pump issues, and that Duke Energy's vendor had broken a pipe during one of their construction projects. Wright Construction had spoken with Gary and proposed that Bridlewood go ahead and make the repairs and bill them for the work that is done.

**Legal: 5543 Stag Thicket Lane**

A letter of late assessment has been sent to the owners, along with a letter from the association's attorney.

**ACC Approvals:**

\*2523 Saddlewood Lane (APPROVED)

Motion to accept all ACC Applications by Buddy, 2<sup>nd</sup> By Bob. All in favor motion carries.

**Unfinished Business:**

- **\*Vinyl fence update 2754 Saddlewood Ln.**  
Send a letter to residents notifying them that the board voted to repair the fence. The residents will need to sign a letter stating they must keep landscape clear of the fence line, with the board/management to inspect twice per year. Duly made by Buddy seconded by Bob and carried unanimously.

- **Leaning Block Wall-** Board asked if homeowners have made any correspondence with Mary Toler (M&A) or Will (property manager). They have not responded so another letter needs to be sent.
- **Pump and Timer for Front Entrance-** No estimate available at this time

**New Business:**

- Ponds (contract, possible new vendors)  
ECK Aquatics- (Ala-carte service) \$2500 once per year treatment, then on an as needed basis.

**General Discussion:** Next Meeting is August 8, 2024, at 6:30pm.

And it was,

No other business to come before the board,

**ON MOTION:** Duly made by Gary seconded by Buddy and carried unanimously.

**RESOLVE:** To adjourn the meeting at 7:41 PM.

Submitted by:

Approved by:

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Will Pahlck, Property Manager



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Gary Robbins, President