



Bridlewood Homeowners Association, Inc.

NOTICE OF BOARD OF DIRECTORS MEETING August 8, 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, August 8, 2024
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. Front Entrance Fence – Status/ETA when to expect repairs
 - b. Tree Removal Status/ETA when to expect removal
 - c. Review Financial Statement
 - d. New Laws Update
 - e. Vote on new pond contract with Pristine
 - f. Legal update on Lot 86 case. 5543 Stage Thicket
7. New Business
8. Open Forum
9. Announcements
10. Adjournment

Dated: August 6, 2024

Dayna Cannistraci, LCAM



Bridlewood
Homeowners Association, Inc.

MINUTES OF BOARD OF DIRECTORS MEETING
August 8, 2024

A Meeting of the Board of Directors of the Bridlewood Homeowners Association, Inc. was held on Thursday August 8, 2024 at the ELFR Station 57

The Agenda for the meeting is as follows:

1. Call to order
The meeting was called to order by Association Manager Dayna Cannistraci at 6:30
2. Roll call of members present
The roll was called, and Directors present were, Bob McCall, Buddy Gulliford, Gary Robbins, Janet Goldin , and Randy Delise. A quorum of the board was established. Note that Dayna Cannistraci of Management and Associates was present and acted as recording Secretary.
3. Proof of notice of meeting or waiver of notice:
Notice of the meeting was posted by Buddy Gulliford.
4. Reading/ approval of 05-09-2024 Board Meeting minutes
ON MOTION: Duly motioned made by Gary seconded by Randie and carried unanimously.
RESOLVE: To approve the minutes with a minor inclusion of the Duke Energy vendor.
5. Officers/Manager reports
 - We have our upcoming 2025 budget to draft. Dayna Cannistraci suggested, and was approved by the board, to have a “Teams” meeting in September to have a budget work meeting.
 - Gary had contacted Nature Coast and they plan on a 4% increase. Dayna suggested we rebid the lawn service contract and the board agreed.
6. Unfinished Business
 - a. Front Entrance Fence – Status/ETA when to expect repairs
 - We have been waiting for a second bid that Will Pahlck was to get. Dayna will follow-up on this.
 - b. Tree Removal Status/ETA when to expect removal
 - The dead tree was removed from along the front entrance boarder wall behind 2778 Saddlewood
 - c. Review Financial Statement
 - Concerns were raised about the attorney fees and how the balance sheet reflects a high balance due to the >\$25k owed from a court order. We are trying to to keep the attorney’s fees to a minimum and most of those fees in 2024 will be collected as part of the court order. Showing the money due from the court order is common accounting practice of “accounts


receivable”.

- d. New Laws Update
 - Gary indicated that there are some major changes to 720, some to the detriment of the HOA. Copies of the letter Gary sent to our representatives was provided by email to the board members. Some HOA’s are not following the changes due to the Kaufman language. To make a final decision on this we would need to seek legal advice. Dayna suggested that to try a avoid legal expense to wait. There is some indication that the legislature will be doing fixes in November. The board agreed with this approach.
- e. Vote on new pond contract with Pristine
 - Duly motioned made by Gary seconded by Eric and carried unanimously.
- f. Legal update on Lot 86 case. 5543 Stage Thicket
 - A Pre-lien letter was sent out. They did not respond. The lien has now been filed, A letter of intent to foreclose has also been sent.
- g. New Business.
 - There is no new business.
- h. Open Forum
 - A member inquired about a tree removal from his property that is considered dangerous. He was informed that since the tree was considered dangerous under state statute, he could remove the tree and submit an after-the-fact alteration form.
- i. Announcements - Our next board meeting is October 10. A working budget meeting will be set up sometime in September.
- j. Adjournment
 - ON MOTION: Duly made by Gary seconded by Buddy and carried unanimously.
RESOLVE: To adjourn the meeting at 7:39 PM.

Submitted by:

Approved by:

Will Pahlck, Property Manager



Gary Robbins, President