

Bridgeview First Quarterly Board Me

April 3, 2025

Minutes

Jane Starr called the meeting to order and acknowledged that there is a quorum of 4 Board Members present. Board Members attending were Jane Starr, Don Kelly, Tony Anderson and Beverly Nowlin.

Fourth Quarter meeting minutes were approved.

Jane reported that the Board had a meeting a week after the annual meeting to decide which people would be in each position on the Board. The following positions were decided to be as follows:

President – Jane Starr

Vice President – Mike Mahl

Secretary – Tony Anderson

Treasurer – Beverly Nowlin

Director at Large – Don Kelly

Beverly presented the following information to the Board and attendees:

Front pages of the bank statements from March 2025 and March 2024 to compare our balances for the accounts as they are better this year with the rise in monthly fees and the collection of accounts in arrears. As of this meeting the arrears amount is \$10973.00. The largest of which is in communication with us regarding payment. We are also addressing the owners who still have payments mailed to the CPA's office to streamline the process. One item Beverly brought up was the Hurricane Plan and suggested that we get a committee that can focus on that.

Don and Osi presented information regarding a sinkhole out by the bay and will be getting bids to have it fixed. Don also reported that there was a soft area and found a broken irrigation line that had to be capped off. He also reported that we are waiting on the permit to have the work done on the seawall repair. Five of the panels in the fence had storm damage and had fallen over. Jane said she had talked to Chad about the insurance covering the wall damage and he said it does not cover the fence. Don also reported that

the previous lawn care company had damaged the fence in one of those areas and severely compromised it before the storm.

Don also reported that we have 3 roofs currently, possibly 4, that are leaking. The original contractor did not show and now we are getting new bids to have them fixed as well as the damage on the inside. There is a light on the fishing pier that needs to be repaired. We are still diligently trying to get the cameras taken care of, however, just as Osi said, Don is having a problem with the people getting back to us with a bid. There are several washouts from the recent storm, and we will have to fill in the areas that are affected.

Don also said we are looking for a part-time maintenance person that could take care of some of the tasks that we are paying contractors for such as vent cleaning, some of the lawn care such as replacing sprinkler heads, and whatever other skills they may have.

Osi asked if the Board wanted him to get some numbers together regarding hiring a part-time person that would fit in with the budget. Danny asked about tools we had in the storage room that belonged to the HOA, there were none left in there. It was also suggested that we keep an inventory of tools belonging to the association in the future.

An owner asked where we are on the roof replacement with the insurance suit. Osi reported that he and Jane had a report on the pre-mediation meeting went. It did not go well and Osi said the attorney agreed that this was a useless meeting. The lawsuit was officially filed, and they have filed their formal original answer as they are required to do. He stated that he filed a motion for sanctions yesterday asking the court to punish them for wasting everyone's time and money with that meeting, as well as to order TWIA that they cannot have the same claims examiner handle the file anymore. The court has this but has not set a date for a hearing. Don added that it is now officially a lawsuit and no longer a pre-litigation. That the motions are being made and chances are good that they will come back to the table with stronger offers and better discussions can be had. Our attorney is making the point that these roofs need to be fixed, and we are wasting time, and more damage is occurring with the time this is taking. All repairs are documented and are presented in the suit.

Osi reported that the sinkhole is in the process of being fixed and that we are waiting on permits and materials. There are possibly another one or two sinkholes in the north fence area where dirt is coming out near the sidewalk there. There is also a pipe near the runoff between C & D Bldgs.

Osi also mentioned that the pillars on B Bldg., specifically B-5, have water getting in the pillar. Osi and Don said this needs to be looked at and assessed.

Osi said the gate was serviced and water got in the new operator and shorted out the new gate operator. He will check to see if it is under warranty. Waiting on an answer from the gate guy.

Don proposed that we have a potluck around the pool area for people to meet and strengthen the community up a bit. He asked if owners would send some ideas and dates to Osi regarding this.

A question was asked about the status of Bldg. D in old business. Osi reported that the water intrusion in Bldg. D was at B-5. D-6 had water intrusion recently and asked for attention to the situation.

An owner asked about the building identification that we presented before, and if there was an update. Osi reported that he had not moved forward with that yet, but we would try to address that. We need better identification of buildings and apartment numbers.

An owner asked if we were on the list to have spraying for mosquitos. Osi said that we are scheduled.

An owner asked about a certificate of insurance and Osi said that they are online.

An owner asked if we have any idea what the insurance renewal amount will be, and Don and Jane responded that we will not know that until right before the renewal.

Osi explained that someone was buying a property at the complex and our property was flagged because our coverage amount for fire did not agree with the coverage amount of flood and they wanted them to be the same. They had to go to another lender, as Wells Fargo would not approve of this discrepancy. This is the first time this has been an issue.

Tony Anderson advised that he is looking for stainless steel hardware to attach the new benches on the waterfront to the bases. Tony also asked about any interest in the old benches for décor but not for sitting.

Beverly introduced Mr. Rewerts, the new owner of unit L-1, to the other owners.

Jane wants to replace the gate on the SE corner by waterfront, as it is very rusted and failing.

Motion was made to adjourn by Beverly, seconded by Jane.