

Bridgeview Condominium Second Quarterly Meeting 2025

June 26, 2025

The meeting was called to order by Jane Starr, President.

A Quorum was present including Jane Starr, Don Kelley, Tony Anderson and Beverly Nowlin.

A portion of the meeting was not recorded. The portion that was recorded is included in these minutes.

Hurricane Plan discussion included:

Finding a contractor to make a written agreement with to be immediately available in the event of a hurricane to start repairs and any reconstruction at an agreed price. Jane also suggested talking to the City about any guidance they may have on post hurricane procedures. It was suggested that some homeowners who might have past experience with hurricane recovery could help with the formation of this plan on a volunteer basis. There was little response to this. An owner suggested talking to Billy Riley because he had been instrumental in recovery of Hurricane Dolly and might have some good insight into making plans. Osi said he would discuss this with Billy and get what information he could offer. Dan Bucklew said this plan needs to have clear direction of actions to be taken by homeowners and the HOA for each phase of the storm (covering windows, removing items from porches and decks and securing or removal of boats). Most importantly, lining up a contractor for repairs. Osi and Don suggested a posting asking owners for their input as well for the next week or so and then taking the post down, and moving forward.

Dan Ward said that last year we boarded windows on about 15 units and wanted to know if the HOA was reimbursed for the cost of this. Osi said he passed that job to Jose and to get the plywood, put it up and get reimbursed by the homeowners. The HOA did not pay for any of the plywood or labor. Every owner should submit their plan to the HOA of their actions in the event of a hurricane. Osi said the HOA does have the responsibility of safety to all owners and that any actions taken by the HOA on behalf of the owners, should be paid for by that owner.

Report of Officers:

Jane Starr – previously covered her information.

Mike Mahl – Vice President – not in attendance

Tony – Secretary – Osi had posted previous quarter minutes had been posted on website.

Beverly Nowlin – in attendance thru zoom, but no microphone available. Osi presented that he and Beverly were diligently working on all transactions in the accounting program of the new software and we would soon have reports coming out. Jane delivered the information regarding our bank account balances and felt we will should have a the money required for our insurance payment due this summer. There should be little to no increase in the premium, according to our I insurance person. Osi reported that since the automatic late fee has been implemented, the assessments are not longer in arrears to the extent that they were before. There are few in comparison to what they were at the beginning of the year. And, those that are, are paying late fees. Also, everyone please look at their accounts and please feel free to call Osi with any questions you may have. Right now we have about 6-8 people who are still sending their payments to Mr. Rivera, and by the time we find out and pick them up, there is usually a late fee involved for them. We have repeatedly let owners know, but at some point, the CPA office will probably send them back to the owner instead of calling us. They don't always let us know. The owner will call Osi and ask why their payment isn't made.

Don Kelley – Director at Large

Don reported that we have signed a contract for the repair of the large section of the fence and it would begin right away. We have a new part time maintenance man (Beto) that we are delegating the repair of the small section of the fence by the gate. Beto has many talents and the Board is hoping after using him for a while, he could possibly be brought on full time and we could bring some of the maintenance in-house such as lawn services and pool maintenance saving a large amount of money. The gate is still down and we are back at square one since the flooding of the motor. We have had to put a new door on a unit in B Building because of some past contractor work and Beto will be doing that work. Roof patching is caught up. We will implement a maintenance log showing money spent, repairs logged. The Board made a commitment at the annual meeting not to sacrifice quality and to make things happen. We want to deliver a return on the HOA fee increase and maybe bring them down a bit. As stated, we are hoping it will work out to hire Beto full-time and save thousands of dollars being spent on individual contractors. The seawall has been repaired. We have another sinkhole near A Building along the fence line. It doesn't involve a pipe, just a lot of drainage and pooling of water there. Beto has leveled that off. Jane has done a great job getting the benches for the bay area that match the pool furniture. Tony got together with the maintenance guy and they anchored them down. The gate at the other end of the property by the seawall has been repaired and we are putting a lock on that. We feel we are making steady progress.

Questions:

Ernest – status of roof replacements? Lawsuit is still pending. TWIA responded to the poor offer previously made to our attorney. We are making progress. Our attorney has sent information to them and we are hoping to have a resolution soon. We are making progress.

Mr. Rewerts, L-1, asked about porches that are crumbling under the lower patios. Don reported that it is on the list for repair, but was not a top priority and will be addressed as soon as possible.

Property Cameras – Osi reported they are installed and we in the process of setting them up. The ones that are in place are the dumpster area, pool, and office. We will be adjusting the remaining locations and positions as they are installed. Osi also reported that Carlos and the lawyer have seen the recent roof repairs. Beto has done a great job on sheetrock repairs.

Fence – question regarding insurance. Osi said the fence is not covered. It would have to have wind certification to be covered and our fence is so old that it is not possible to have that. He has made contact with the developer next door hoping to keep in contact with them and when they start the development, talk to them regarding a new fence.

Gate – the gate is a priority. Dan Ward said that he has observed previous owners using the pool and dumpster on the property. They still have a key and the gate is open. If anyone sees this happening please let Osi know, and if he is here he will address the situation.

Abandoned cars – Jane suggests we quit issuing warnings to owners about cars that are not in running condition. Give them a ten day notice to fix or remove and have them towed.

Renters – Osi is working with the owners who have renters, needing them to come to the office upon moving in to issue parking permits, advise of rules and regulations, and routine maintenance. He has been confronted by renters who are upset when he enters their unit for routine maintenance because the owner has not informed them.

New Business – Balconies – Jane referred to Don, stating that when any work needs to be done on a balcony, the Board would like for the procedure to include the owner providing a plan from a licensed, bonded and insured contractor so that everything will be up to code. Upon receipt of the plan, the Board will approve or address any issues with the owner, and then approve for completion. Don contributed that the contractor will need to use quality products, be a quality contractor who will guarantee his work and can be located for any follow-up issues by the owner or if sold, the current owner. The work done will need to contribute to the value of the unit. Dan Ward asked if the expense of balcony repair or replacement is the responsibility of the owner or the HOA. The Board is working to make

the By Laws clearer as to the responsibility of each. It is the responsibility of the Board to make sure balconies are safe and structurally correct. There are several railings that need to be replaced and they will need to match the current design. This By Law will be addressed at the annual meeting. Question regarding who's responsibility the column is in relation to the balcony from owner, Mr. Frank, C-4. The Board will check the By Laws and the Declarations and get back to the owner.

An owner advised that the column in front of G7 gets a deluge of water whenever the sprinklers are on.

Dan Ward stated that someone is putting household trash in the pool trashcans.

Don Kelley had to leave the meeting.

Dan Bucklew commented on his perspective of "limited common element" after going through the By Laws and Declarations. He stated that the balcony and column was sold as part of the unit and is structural. He suggests we have the attorney for BHOA give her legal opinion on this. If she states that there can be two interpretations, then present both of them at the annual meeting and vote on them to eliminate the controversy.

Dan Ward asked Osi if he does real estate business while working for Bridgeview. Osi responded that as a contractor, he is not supposed to have set hours. Bridgeview does not want him as an employee. Don asked if he gets a 1099. Osi does receive a 1099. Dan asked what his limits were while he is here. Osi said he takes calls here and he also takes Bridgeview calls at home. Dan asked how many units in the complex are rented. Osi stated that its 34-36, and that the complex is becoming more of a "second home" market. He does not do rentals, and he has one listing. If he has a showing, he takes approximately 15 minutes during his lunch. He makes it a point to give 5 hours a day to Bridgeview and sometimes six. We now have Beto on board and the Board members have more than given a large amount of time. Jane, Beverly, Don and Osi commit a lot of time during the week. Dan stated that Bridgeview had had some bad experiences. Osi acknowledged that and said he wants to work here because he thinks Bridgeview is a hidden gem. He thinks Bridgeview has a lot of potential and wants to turn it's reputation around.

Dan Ward wanted to know if we can leave the sprinklers on all the time. He stated that when they are off, the ground starts cracking and plants die. Jane said the only time she cuts sprinklers off is when there is several days of rain. We may have to put locks on the sprinkler boxes. Osi said the front sprinklers need a lot of attention as it is the first and last impression of the complex. We are currently in the process of mapping out the irrigation layout and trying to improve it.

Jane stated that as we are replenishing tools and inventory, we will start keeping an inventory and identify them as Bridgeview's.

Meeting was adjourned by Jane Starr.