

BRIDGEMILL
Community Association, Inc.
3542 Sixes Road, Suite 108

Board of Directors Meeting Agenda – Open Session
August 8th, 2016 6:30 p.m.

PLEASE NOTE: This document acts as official minutes for the monthly meeting of the BridgeMill Community Assoc. Board of Directors. All Executive Session items are recorded separately in Executive Session Minutes.

Call to Order: 6:35pm
Members Present: Johnny Rich, Ken Baskett, and Jay Patouillet
Members Absent: Luis Parrado
Guests Present: Frank Reynolds, Sheriff Elect of CCSO

Member Questions/Comments:
Approval of Minutes of Prior Meeting(s):

- Open Session Board Minutes – June 13, 2016: Motion to Amend.
Motion: To amend the Open Session Minutes
- Executive Session Board Minutes – June 13, 2016: Tabled.
- Open Session Board Minutes – July 11, 2016: Tabled.
- Executive Session Board Minutes – July 11, 2016: Tabled.

Homeowner's Hearing:

- 20 Minute Open Floor with 5 minutes per H/O

Two homeowners discussed their concern of HMS owning the park; however, the manager relayed that the park is part of the amenities, which are separate from the HOA and voluntary to join. The BridgeMill Athletic Club's property is a separate entity from the HOA's property.

Sheriff Office Report:

- Lt. Chris Sims; see Comstat handout.

Officer Reports:

- Member-At-Large, Jay Patouillet – Jay suggested the meeting have a moment of silence for Glenn Bender, a former board member who had recently passed away.
- Secretary, Luis Parrado – Not present.
- Treasurer, Col. Ken Baskett – Provided of the reserve and operating account balances. Ken provided an update on the SOP Committee, and stated that he needed to follow up with another volunteer at this time on some of the progress.
- President, Johnny Rich – Discussed the management of flag pole, as it is owned, insured, and maintained by homeowner, Christian Stevens, and not the HOA.

Committee Reports:

- **Architectural Review Committee (ARC)** – ARC chairman position will be re-appointed at the end of the current term.
 - Chairman: Todd Kaelin
- **Elections Committee** – No report.
 - Chairman: Tammy Rodric
- **Communications Committee** – Recommendations for filling website coordinator position.
 - Members from BOD: Col. Ken Baskett
- **Landscaping Committee** – Working on interviews.
 - Chairman: Jay Patouillet
 - **Yard of the Month Sub-Committee** – 1374 BridgeMill Avenue and 4967 Millwood Drive were selected for July.
 - Members: Nancy Madden & Bonnie Stanford
- **Welcome Committee** – No report.
 - TBA
- **Covenant (Violations) Committee** – No report.
 - TBA
- **SOP Committee** – No report.
 - TBA

On-Site Manager's Report:

- July violations: 270
- ARC request: 47 (Excluding ARC requests from the cancelled meeting)
- Newsletter – September's Newsletter will discuss the Community-Wide Yard Sale procedures, new committee positions, and the fall season calendar.
- Financials – Update on paid vs unpaid dues.
 - Balance Sheet: See Balance Sheet in Edge.
 - Income/Expense Statement: See Income Statement in Edge.
 - Delinquency Report: **This document is Board View only in Edge.**

Updates: The memorial bench has been replaced at the front entrance, and the new onsite copy/print machine has arrived and been setup.

Unfinished Business:

- Landscaping – The Landscaping Committee extended the deadline of applications as they needed to fill a few more slots. The main entrance corrections were acknowledged, and an update of the monthly landscaping inspection was provided; the invitation was open to all board members.
- BridgeMill Website & Survey – The property manager requested recommendations for a website coordinator, as the management of the website is not contracted by the management company. The homepage news synced to the News tab was asked to be updated in real time, so the property manager agreed to check with I.T. on how to tweak it since the homepage absorbed the posts from the News tab's coding. As for the survey, President Johnny Rich advised that the community might need a few new amendments and asked that the homeowners present provide some feedback on some of the survey questions, so that the board had a rough idea of what they needed to present to the community.
- Committee Orientation – This item was re-distributed back to the chairmans to advise their committees along with the property manager, until such time that all of the committees could be formed for a uniform orientation.

New Business:

For Discussion:

- Covenant Committee Standards – The Covenant Committee standards were read through and it was decided to table their approval for further review.
- Welcoming Committee Standards – The Welcoming Committee standards were likewise tabled for further review.
- Maintenance –
- Fall Community-Wide Yard Sale – **Motion:** To have the Community Wide Sale on October 1st and to schedule patrols with 4 officers on Saturday and 2 officers on Friday at \$35/hr from 8am to 2pm; motion was seconded and approved unanimously.

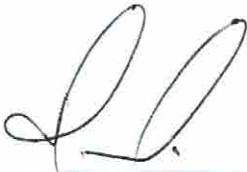
Executive Session:

*All items in this section are strictly for board view only.

Next Meeting Date & Time: September 12, 2016, 6:30 p.m.

A board member had to leave and without a full quorum, the meeting was called at 8:40pm.

Adjourn: 8:40pm



Luis Parrado
Secretary

Date: 10/31/2016

Ⓟ - while Luis was not present, he checked w/ board accuracy of information. and approved by board.