

MINUTES OF THE ANNUAL MEETING OF THE OLDE BRIDGE RUN HOMEOWNERS ASSOCIATION

The Annual Meeting of the Olde Bridge Run Homeowners Association was called to order at 8:00 p.m. on Tuesday, February 11, 2020, where the following business was transacted by those in attendance and by proxy.

Attending: Brownstein, Byrne, Cline, Elbarghouthi, Foley, Forges, Fredericks, Hernandez, Levine, Pagan, Ramsey, Robinson, Sinicrope, Steinbuck, Thomas, and Tweeton.

Proxies: Chipilova, Esposito, Kelley, Korynta, Owoc and Spofford.

A quorum was established, written notice of the Meeting was deemed sufficient, and the reading of the Minutes of the last Meeting was waived.

The President reported that (1) the front entrance camera has some operational malfunction and that Board Member Forges would elaborate as a matter of old business below; (2) the estimate for the FP&L power rerouting project had been received at 3:40 p.m. on the day of this Meeting and Board Member Kristin Brownstein would elaborate as another matter of old business below; (3) the thefts this year of unlocked vehicles, some with keys inside, reminds us all to better secure our vehicles and other personal property (see old business below); (4) homeowners were reminded of the need to avoid parking their or their contractors' vehicles on the outside corners of the OBR roads to avoid blocking oncoming vehicles.

The Treasurer reported that the OBR bank balance is \$12,444 and that anticipated expenses for 2020 would be about \$3900, and that the reserve monies donated for the OBR social events are \$390 plus a carryover of \$285 from last year, whereupon the Treasurer suggested we consider another social event this year. It was also reported that all homeowners but one paid their dues for 2020.

Two items of Unfinished Business were considered. First, Board Member Forges reported that the camera installed in his front yard is no longer functioning, daytime or nighttime, and he surmised that the contractor installing the camera may have disabled it. Upon the consensus of the homeowners at the Meeting, it was decided that the Board should inform the HOA that homeowners should provide for their own security with I-Ring and similar devices, but that the old camera and its notice sign at the OBR front entrance should remain for whatever deterrent protection they may provide. In addition, the homeowners asked to have an I-Ring with motion detecting spotlight placed on Board Member Forges' lot, facing the street, the cost of these items to be paid from the OBR treasury. The Board approved this expenditure and asked Board Member Forges to forward the expenses for this expenditure to the Treasurer for reimbursement. The Board thanks the Forges family for consenting to the use of their property for this purpose.

The second item of Unfinished Business discussed at length at the Meeting involved the FP&L final estimate to reroute OBR powerlines from the current above-ground source to a source

that would be completely underground. Board Member Brownstein reported that while it took FP&L a full year to generate an estimate for the project, the estimate had come in at about one third the original "order of magnitude" estimate FP&L provided initially. The current estimate is \$15,826.19, or about \$351 per lot for the 45 lots in OBR. The project can be executed by FP&L within four weeks of its receipt of full payment by OBR, and the project can be completed two weeks thereafter in time for the 2020 hurricane season's commencement. Upon a Motion by John Tweeton, as amended, the Board was asked to approve the assessment of \$351 for each OBR lot owner, provided the four homeowners (Ruiz, Byrne, Foley and Tam) directly affected by the digging and other construction on their lots to effect the rerouting project, agree to permit FP&L to proceed as planned. The Motion passed. Thereupon, the 6 Board Members in attendance at this Annual Meeting approved the assessment. The Board will accordingly write to all homeowners as soon as possible announcing the assessment and requiring all homeowners to forward their payment of \$351 per lot to the OBR Treasurer who will tally the collective payments of homeowners and forward a final payment of \$15, 826.19 to FP&L as expeditiously as possible. In accordance with the OBR Declaration of Covenants and Restrictions, liens will be placed on any lots not forwarding the assessment payments within 30 days of notice of the same.

One item of New Business was also offered. Upon discussion of such matters as dirty or unrepaired roofs, premature bulk trash placement, lawn equipment left on lots for extended periods, etc., homeowners were reminded of the Board's procedures when dealing with issues of compliance under the Declaration, and that is for a complaint of this kind to be forwarded to one of the Board Members, preferably in writing, specifying the nature of any complaint and the lot owners complained against. As a matter of policy, the Board does not disclose the name of the complainant to the offending lot owner. The Board will then take action as appropriate, normally resulting in an email or letter requesting compliance if the Board believes a violation is indicated.

There being no further business, the Meeting adjourned at 9:20 p.m.