

MINUTES OF THE ANNUAL MEETING OF THE OLDE BRIDGE RUN HOMEOWNERS ASSOCIATION
FEBRUARY 11, 2025

The Meeting was called to order at 8 pm. In attendance were Board Members Kristin Brownstein, Dennis Cairns, Cassie Forges, Mike Fredericks, Howard Levine and Chris Robinson; also in attendance were Jay Brown, Cristina Ramsey and Jan & Pat Sinicrope. A quorum of 15 Members of the HOA not being present, the Meeting was converted to a meeting of the Board of Directors.

Reports of Officers

The president reported: (1) the flood control project outside OBR was completed successfully and should relieve OBR from the risk of future flooding, with repairs and repainting done to the OBR entrance fence and adjacent bushes; (2) Board Member Mike Fredericks volunteered his time to clean and paint the front entrance walls like new again, and Board Member Howard Levine will volunteer his time soon to reseal the stonework on those walls; (3) following on OBR treasury funds budgeted in 2024, Board Member Kristin Brownstein has taken the leadership role to purchase and plant new front entrance foliage in the next couple weeks, with assists from Board Members Dennis Cairns and Cassie Forges; (4) chemical treatment and fish restocking efforts to treat aquatic weeds, including Hydrilla, is proceeding with OBR's lake services contractor (but see Old Business below for follow-ups on this topic); and (5) no further efforts have been made by Rexmere to continue their expansion of 90 lots to OBR's north, the Town of Davie hearings set for last July having been canceled.

The treasurer reported that 2024 operating expenses for 2024 were \$4566.70 and dues collected for 2025 were \$5730 where five OBR homeowners remain unpaid, necessitating further follow up by the treasurer. Anticipated expenses for 2025 include the purchase of Triploid carp to restock these weed-eating fish in the lake and five of the seven ponds in OBR. Two of the ponds will not be restocked as they are too shallow to contain enough oxygen to enable the survival of any fish. That expense is projected to be \$1500-\$2000, an expense OBR incurs once every 7-10 years based on the expected life of the Triploid carp which do not reproduce.

Old Business

Upon discussion, it was decided that Board Member Howard Levine will research the costs and services offered by other lake services contractors due to the outbreaks of Hydrilla weed OBR suffered last year and presently. At the same time, Board Member Chris Robinson will apply greater pressure on OBR's current lake services contractor to develop an immediate plan to restock OBR's waterways with the Triploid carp before air temperatures become too great for the fish farmers to transport the carp from northern Florida.

Board Member Levine also reported that he has on his lot a solar light, previously purchased with OBR treasury funds, that can be used to illuminate the area adjacent to the wood fence at the front entrance. The light's installation will require some construction labor to be determined.

The Town has declined to repave the public streets in OBR due to other roadway priorities, but any homeowner can call or email the Town's Public Works Department to repair potholes as they appear.

Excessive noise is not covered by OBR's Declaration of Covenants and Restrictions, but the Town of Davie has one of the most stringent Noise Ordinances anywhere, so neighbors complaining of loud music, and particularly loud music laced with profanity, should contact Code Compliance in the Town's Police Department to register complaints.

There being no further business, the Meeting adjourned at 8:40 pm.