

## MINUTES OF THE 2026 ANNUAL MEETING OF THE OLDE BRIDGE RUN HOMEOWNERS ASSOCIATION

The Meeting was called to order at 8:10 p.m. on February 10, 2026. Present were Board Members Cairns, Forges, Levine, Fredericks, Robinson and Watson as well as the following lot owners: Bonanni, Fathallah/Moncayo, Hillestad, Ramsey, Sinicrope, and Tejada/Velasquez. There being but 12 lot owners present, and since the Association's Bylaws require 15 lot owners to constitute a quorum for voting purposes, the Meeting was converted to a Board of Directors Meeting, open to all lot owners.

**Past Minutes** The president (Robinson) reminded everyone that the Association's past Minutes are always posted on the Olde Bridge Run website for all to view, and therefore the reading of past Minutes is unnecessary.

**Officer Reports** The president reported that while major replantings were made at the OBR front entrance earlier in 2025, some refurbishing will be necessary to revive or replace some plants. Board Member Watson was asked to address this issue in New Business below.

The president reported that the aquatic weed known as Hydrilla is now under control in the Main Lake and most ponds as a result of chemical treatments by our Lake Services contractor, and as a result of the restocking of 90 Triploid carp in OBR waterways in 2025. By rule set by the federal EPA, only these Triploid carp, which are bred to be non-reproducing and survive just 7-10 years, may be used for aquatic weed control in Florida waterways. The addition of the 90 carp represents almost a doubling of the carp we restocked in 2017, at a cost of \$1960 to the HOA in 2025.

Lastly, the president addressed the issue of yard waste on the front lawns and driveways of Members prior to scheduled bulk pickup days and the recent announcement from the Town Code Compliance Department on allowable accumulations of yard waste and the fines the Department imposes for premature placement of yard waste and other bulk materials. This issue is discussed further in New Business below.

The treasurer (Levine) reported that all dues for 2025 have been collected from our 45 lot owners, including one absentee lot owner who paid via Zelle, a new form of dues payment that OBR can now accept. For 2026 dues, about 10 lot owners have not paid yet by the January 31 deadline, but the treasurer will be contacting each for follow-up requests for payment forthwith.

The treasurer also reported an end-of year 2025 balance of \$5707.51 in the OBR treasury after expenses of \$6657.66 in 2025, including the nonrecurring expense of \$1960 for the carp restocking effort. No interest in adjusting lot owner dues in future years was raised at the Meeting.

**New Business**

- 1. Dog Issues** After a lengthy discussion by many lot owners at the Meeting, a consensus was reached that further action is necessary for the protection of the neighborhood's pets as well as its residents. Board Member Watson, who prepared the recent email Notification to the HOA on the death of one dog attacked by another dog and the need for greater dog safety, will be sending an update communication to the HOA urging greater responsibility among dog owners and advising them of the consequences should the Town's Animal Control division become involved in future incidents. Homeowners will be advised in the update communication to contact Animal Control if corrective action is not taken to control dog incidents in OBR. Secondly, the lot owners involved in the recent dog death agreed to file a police report over the incident and seek advice on how to better protect the community from further recurrences of unsafe pet control by homeowners. The serious possibility of putting dogs down if they cannot be controlled was also raised by some at the Meeting. Thirdly, lot owner Ramsey agreed to meet with one dog owner to determine what specific steps can be taken by that dog owner to ensure dog control. Everyone was also reminded that Animal Control is part of the Town's Code Enforcement Department, which itself is now part of the Town's Police Department, making animal control a police matter in Davie.

- 2. Front Entrance Updating** Board Member Watson, who undertook responsibility for the 2025 replantings at the OBR front entrance, reported that some plantings have wilted or died, possibly

from lack of watering or insufficient sunlight in the area. Watson reported she would share concerns about watering with the two homeowners on either side of the front entrance to ensure regular sprinkling is occurring. In addition, Watson will be reviewing all plantings at the front entrance and submitting a plan for replacements as necessary, the expenses for which will be paid from the OBR treasury. It was explained that all of the labor for the 2025 replanting and refurbishing efforts was donated by Board Members with special contributions from Fredericks who repainted the front entrance walls, and from Watson, Forges, Cairns and Robinson who planted everything earlier in 2025.

3. Yard Waste & Bulk Pickup Discussion on the premature accumulation of yard waste and other bulk pickup items followed on yesterday's HOA email announcement from Code Compliance on its enforcement role on the subject. Some OBR homeowners have placed bulk pickup on their lawns and driveways far in advance of the allowable time frame as set by Code Enforcement. That time frame permits the placement of bulk pickup materials to the Sunday prior to any regular scheduled bulk pickup day, which for OBR has traditionally been the second Friday each month. Because in many cases it is homeowners' landscapers who place yard waste prematurely on front lawns and driveways, Board Member Watson agreed to advise homeowners (in the same update communication to the HOA on dog ownership discussed in paragraph 1 above) of the need to inform their landscapers to comply with the timeframe limitations on bulk pickup placement, or to take responsibility to haul away those bulk pickup materials that do not comply with the time frame set by the Town. Failure to comply, as reported by Code Compliance in its recent announcement emailed to the HOA, can result in daily fines of \$250, so all homeowners need to take steps to avoid the premature placement of bulk pickup items, including yard waste deposited by themselves or their landscapers.

4. Potholes Potholes were noted by some homeowners particularly at the corner of SW15<sup>th</sup> Court and SW 119<sup>th</sup> Terrace, and in the cul-de-sac at the end of SW 16<sup>th</sup> Court. Robinson reported that homeowners can at any time report any potholes to the Town's Public Works Department, either by telephone or via an online form the Town uses specifically for requests to repair potholes. Robinson will follow-up with Public Works on the potholes noted in the Meeting.

5. West Side Equestrian Right of Way Several homeowners on the west side of OBR raised concerns about the construction on the right of way adjacent to their properties. This pathway, formerly used by both pedestrians and horse riders is now largely impassable as a result of actions taken by the Town's Public Works Department or its contractors to remove Australian pine growth and to install some water lines. The right of way is severely damaged with impassable truck ruts and debris including plywood, gravel dumps, truck tires and exposed major tree roots. In one case, a homeowner's fence was also damaged by the construction. Board Member Robinson volunteered to contact Public Works to see what can be done to correct the situation.

6. Master Contractor List Hillestad raised the issue of the periodic need for skilled contractor recommendations in OBR. Robinson informed the Meeting that the existing Master Contractor List, prepared some years ago, will be posted soon on the OBR website as an additional document for homeowner reference.

7. Trash Bins One or two homeowners reportedly leave their trash bins at roadside all the time rather than storing them on their properties. Members will be reminded in Board Member Watson's upcoming update communication on bulk pickup to also take their trash bins from the roadways within a day or two of trash pickup, in the interests of both road safety and general aesthetics in the neighborhood.

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