

MINUTES OF THE ANNUAL MEETING OF THE OLDE BRIDGE RUN HOMEOWNERS ASSOCIATION
February 12, 2019

The Annual Meeting commenced at 8:00 p.m. with one proxy (Korynta) and the following present members: Byrne, Brownstein, Cline, Elbargouthi, Foley, Forges, Hernandez, Levine, Owoc, Pagan, Ramsey, Rivas, Robinson, Ruiz, Sinicrope and Spofford. There being a sufficient quorum, the Meeting proceeded as follows.

The president presented a summary of the issue involving FPL's possible rerouting of the power source into Olde Bridge Run, from the current lines passing above-ground from the east (Hiatus Road source), to proposed below-ground lines from the south (Pebble Creek source). Board Member Kristin Brownstein offered that she had polled 11 HOA members to date and that 10 were in favor of proceeding with the rerouting project, and one was against. She also interviewed homeowners in Pebble Creek who said their power was restored within 2 days after Hurricane Irma while it took 9 days for power to be restored in OBR after the same storm. While FPL provided OBR with an "order of magnitude" estimate of \$45,000 for the rerouting, FPL said that for a more precise estimate of the project's cost, a payment of \$1800 would be required from OBR. Upon extensive discussion, the HOA voted unanimously to proceed with obtaining a precise estimate of the cost of rerouting, requiring a payment by OBR from its treasury of \$1800. When the OBR Board of Directors requests this estimate, HOA member Jan Sinicrope asked the Board to consider negotiating with FPL for it to bear some portion of the final cost to reroute, as FPL is the entity responsible for power improvements generally. It was also pointed out that the \$1800 fee for the estimate would be applied as an offset to the final cost of the project if the OBR HOA decided to proceed with the project within six months of OBR's receipt of the more precise cost estimate; if the OBR HOA decided not to proceed, the cost estimate cost of \$1800 would be forfeited.

The president also presented a summary of the issue involving the front entrance security camera, stating that a complaint with the Better Business Bureau has been filed recently by OBR against Security Specialist, Inc., the contractor who supplied the existing security camera at OBR's front entrance because that camera was unable to read vehicle license plates at night following an attempted break-in of an HOA member's home last October. OBR has also communicated with a new security camera contractor, IC Realtime Security, and that contractor is now making a proposal to OBR that will hopefully ensure the reading and recording of license plates at night on vehicles departing OBR. The Board of Directors will keep the HOA informed of progress on the security camera improvement.

Treasurer Howard Levine said that as of the end of 2018, before 2019 dues had been paid, OBR had over \$11,000 in its treasury, and actually had an additional surplus over last year of \$1100 due to decreased spending in 2018 for such items as fish stocking in the lake and ponds. (This information was helpful to the HOA in its unanimous decision at this meeting to proceed with the payment of \$1800 for the precise estimate from FPL for the rerouting project.)

Upon extensive discussion on street and front entrance lighting in OBR, the consensus was that while street lights in OBR were contrary to the sense of community most HOA members wished to retain, some improvement in front entrance lighting should be explored. New HOA member Jaber Elbargouthi graciously offered to gift two 100-watt solar lights for the front entrance which perhaps even his electrician could install for OBR.

HOA member Vic Owoc opined that the condition of the front entrance landscaping seemed inconsistent with the overall quality of landscaping throughout OBR. He volunteered to obtain design and cost options that the Board would then first share with the two homeowners at the front entrance (Note: the front entrance property up to the midpoint of the canal is not owned by OBR but by the two homeowners on either side of SW 17th Court) for their input and consent. Thereafter the Board at a subsequent meeting would ask for HOA approval of any landscaping changes resulting from the preliminary exploration of options.

Members also raised the issue of speeding in OBR generally, and the decision was made to install one sign at the front entrance with words similar to "Drive Like Your Kids Lived Here", hoping that the sign would slow drivers not thinking about their speed in OBR. The president will undertake that responsibility.

Members also raised the issue of homeowners or their employees parking in the street, especially near or on corners in OBR. The president will send a letter to one homeowner on the southeast corner who has reportedly parked at that corner repeatedly.

Members also raised the issue of bulk trash being placed in front of homeowner yards long before bulk trash pick-up times, and all members were told to telephone Town of Davie Code Compliance to register a complaint, particularly against homeowners routinely violating the Code which restricts bulk trash to the roadway not more than one week prior to scheduled pick-up.

Finally, members also raised the issue of a Zodiac-type boat in the driveway of a homeowner near the southwest corner of OBR, and the president will send a letter to that homeowner asking that the boat be concealed from view of all other homeowners, consistent with the OBR Declaration.

There being no further business, the Meeting adjourned at 9:05 p.m.