

MINUTES OF THE 2/9/21 MEETING OF THE BOARD OF DIRECTORS OF OLDE BRIDGE RUN

There being an insufficient quorum for the Annual Meeting of the Olde Bridge Run HOA, the Meeting was converted to a Board Meeting and called to order at 8:10 p.m. In attendance at this year's ZOOM Meeting were Brownstein, Foley, Forges, Fredericks, Jacobs, Levine, Robinson, Ruiz, Sinicrope and Spofford.

The President reported that the two cameras at the front entrance are operating properly, without any homeowner requesting access to the camera tapes in 2020. Homeowners were also reminded to always seek Board approval before making architectural/major landscaping changes on their lots as required by OBR's Declaration of Covenants and Restrictions. The Treasurer confirmed that new residents are being required to acknowledge signed receipts of the Declaration and other OBR governing documents before the HOA will issue the estoppel letter required for closing on a new home.

Board Member Kristin Brownstein, who has worked tirelessly for over a year on OBR's power rerouting project with FP&L, gave a comprehensive report on the trials and tribulations the HOA has experienced to date. She was pleased to report that the project will be entirely completed by February 19, 2021, to include connecting power to the underground lines to OBR's south and leveling the ground and replacing the sod on the lots affected by the construction. That completion date was ultimately secured after the HOA filed a formal complaint with Florida's Public Service Commission. Many obstacles were placed in front of the HOA throughout this entire undertaking, including transfers of FP&L managers responsible for the project, the acquisition of lot surveys for the four lots affected by the project, and filings with the County to effect easements FP&L insisted upon late into the project's inception. Nevertheless, the project is now less than 10 days from finalization, meaning OBR will henceforth be getting its electricity from below-ground rather than above-ground power lines. All of us in OBR owe a large debt of gratitude to Kristin who singlehandedly took this project on so that OBR residents would hopefully never be without power for extended times following hurricanes and other severe weather.

The Treasurer reported that OBR's expenses in 2020 were \$21,579 which included some items beyond the estimated costs for the FP&L project. But the OBR Treasury ended 2020 with a bank balance of \$9254. It is anticipated that with incoming homeowner dues of \$4500 less anticipated expenses for lake maintenance, insurance, the website, banking and postal fees, the Treasury balance by the end of 2021 should be about the same as year-end 2020. The Treasurer also made a Motion to issue rebates, in the form of credits to their OBR accounts, to those homeowners who made voluntary Social Event contributions last year. That Motion was approved by the Board.

For new business, based on a suggestion from homeowner Ingrid Hillestad, the Board approved the concept of a Master Contractor List to include the names and contact information for various types of residential contractors, ONLY with appropriate licenses and insurance, which OBR homeowners could call upon as they choose. Board Member Bernard Forges, a contractor

himself, agreed to begin getting input from homeowners for such a Master Contractor List. The Board will review that List and if appropriate decide how best to distribute it to the HOA, hopefully during 2021.

From a suggestion by homeowner Laura Spofford, Board Member My Le Foley agreed to work on an updated OBR Contact List, both in hard copy form and via email to all OBR homeowners. As a reminder, homeowners choose whether to share their contact information with other OBR homeowners, although the Board may use all contact information to conduct business with all OBR homeowners as necessary.

Finally, the President asked all those in attendance at today's Meeting to contact other homeowners to determine interest in becoming a new Board Member. The current Board has been in existence for several years now without changes in spite of the fact that many new homeowners have moved into the neighborhood. The President will also distribute a mass email to the HOA seeking new Board Members willing to serve the community.

There being no further business, the Board adjourned at 8:45 p.m.