

Brookridge Homeowners Association

Minutes from Board Meeting

September 6, 2025

The meeting was called to order by Steve St. Amand at 10:02 a.m.

Members present were; President Steve St. Amand, Vice President Bob Cave, Secretary Linda Christiani, Philip Pratly, Paul Christiani, John Bannigan, Diana Lewis, Michele McCuiston, Jim Hammer, and Maureen St. Amand.

A quorum was determined to be present.

Proof of notice was given by Secretary Linda Christiani

Minutes from the March 22, 2025 meeting were presented for approval. Linda Christiani moved to approve and Steve St. Amand seconded. The vote was approved.

Welcome new neighbors Colleen Hegland and Laura and Ryan Hardrke

Financial Report- Bob Cave gave an overview of our current financials. At the end of the second quarter, we had \$11,524.23 in the bank, and a reserve amount of \$8,983.62. We have one property with outstanding dues. This is a rental property under new management and they have been contacted to rectify the outstanding amount. We had several large payments in the second quarter; insurance, testing of the backflow valves, sprinkler repairs in the common area, and one MCUD bill.

Our MCUD bill was more than double what we normally pay due to a leak in the sprinkler system. The sprinkler leak has been repaired. Bob Cave has contacted MCUD and given them documentation as to why the bill is out of our normal range. MCUD will get back to us as to any rectification of the amount due. The sprinklers in the common area have since been turned off because we have had sufficient rain.

Steve St. Amand reminded homeowners when using the pool to please make sure water in the restrooms is turned off and to please lock the gate when leaving.

Projects completed in the second quarter- Sprinklers in the common area have been repaired, back flow valves have been tested and tagged accordingly, large palms in the common area have been trimmed, the association paperwork has been recorded with the state, and the pool certificate has been renewed.

Hurricane Prep- Linda Christiani encouraged everyone to check out the new River Wilderness web site at rwhoa.com, which contains information pertaining to hurricane preparation. River Wilderness will have a presentation of information at a later date. If a hurricane does approach our area, please do not hesitate to ask a Board member to help you prepared. We have a wonderful community and are more than willing to help.

Members Comments/Questions- Linda Christiani reminded homeowners that River Wilderness will be issuing new transponders this month to use with the new gate system at the Old Tampa Road entrance.

The Brookridge Directory will be updated soon.

Jim Hammer stated he would like stricter enforcement of the covenants and restrictions, specifically; cars in the driveways, dirty roofs, unkept lawns, parking in the pool area parking lot. A discussion followed. Paul Christiani emphasized how proud we are of our community, the homes are well maintained and all the neighbors are supportive of each other. Any violations will be handled. The Board will follow up with specific homeowners.

As a reminder you must obtain permission to park in the pool area parking lot overnight. If you need your car or a guest's car to be parked there overnight, please talk to a Board member.

Our community allows for temporary exceptions to some restrictions on a case-by-case basis. Please speak to a board member if there is a need.

Maureen St. Amand asked if we had any information about the clean-up of the creek since there is debris blocking the flow of water. It was stated we are on the River Wilderness list of waterway improvements. Linda Christiani will follow up with River Wilderness.

Several homeowners mentioned the metal strips left along the street. These strips seemed to come from the street sweeper as it cleaned up the remains of the street rejuvenation. Paul Christiani stated he notified Linda Van Dillon, River Wilderness President, of the situation. Subsequently, the street sweeper made a second pass through our neighborhood resulting in more metal strips along the street. We have contacted River Wilderness with the suggestion a magnetic roller be used to clean up the remaining strips.

Maureen St. Amand asked if we had any information about the sale of the Club. We do not have much information. The River Wilderness Board is gathering information and a future meeting at the Club will be forthcoming

Diana Lewis asked if the landscapers could clear the grass closer to the creek edge behind her house.

The chair Paul Christiani was sitting in broke while he was in it, resulting in a beautiful plf (parachute landing fall). A discussion followed about the need to obtain new chairs for the pool area. The current plastic chairs are now brittle and could be dangerous.

The Meeting was adjourned at 10:50 a.m.