

Brookridge Homeowners Association

Minutes

November 8, 2025

The meeting was called to order by Steve St. Amand at 10:05 a.m.

Members present were; President Steve St. Amand, Vice President Bob Cave, Secretary Linda Christiani, Paul Christiani, Colleen Hegland, John Bannigan, Michele McCuiston, Maureen St. Amand.

A quorum was determined to be present.

Proof of notice was given by Secretary Linda Christiani.

Minutes from the September 6, 2025 meeting were presented for approval. Linda Christiani made a motion to approve the minutes and Steve St. Amand seconded. The minutes were approved.

New 2026 contracts for landscaping and pool services have been signed with our current providers. Bids from other companies were requested but none offered a better price.

Bob Cave presented the financial report. He stated we have many increases in costs for next year, especially landscaping and insurance. The proposed budget for next year shows an increase of 2%. Adjustments have been made to tree trimming, contributions to the reserve account, and money set aside for pool repairs. These adjustments were made in order to keep the increase to our HOA dues to a minimum.

Bob Cave stated he will contact our insurance companies early next year. We currently have two insurance providers. He will discuss bundling policies and explore better options to bring the insurance cost down.

The 2026 proposed budget was presented. The new Brookridge HOA dues for 2026 would be set at \$555.00 per quarter beginning with the January 1, 2026 payment. This is an increase of \$10.00 per quarter from our current dues.

A motion to approved the proposed 2026 budget was made by Linda Christiani and seconded by Steve St. Amand. The proposed budget was approved.

River Wilderness is proposing changes to renter regulations within the RW community. Once River Wilderness votes on the changes, we will see if any additional restrictions would need to be applied to our by-laws.

We currently have two homes on Brookridge Lane that are rental properties. Both are managed by different property management companies. These companies have been very responsive in completing property maintenance requests. The home at 3448 had the roof and awning professionally cleaned. The home at 3444 had new gutters installed as well as damaged trees trimmed.

Members Questions/ Comments

Colleen Hegland asked how to obtain access to the River Wilderness website and receive River Wilderness notices.

Bob Cave asked everyone, now that hurricane season is almost finished, to please take a look at your homes and see if your roof needs cleaning or other improvements are needed. He has contact information about roof cleaners if you need one.

Steve St. Amand stated that the Brookridge area creek is scheduled to be cleared of debris beginning in March 2026.

Linda Christiani spoke with Dennis Niemeyer. He said he had spoken to the company that did the road rejuvenation on Brookridge Lane about the metal strips left along the street. The company has returned and cleaned up the metal strip. Several homeowners stated they are still picking up strips along the curbs.

Steve St. Amand announced he will be stepping down as President at the beginning of next year. If this a position you would be interested in filling please contact a board member.

A motion to adjourn the meeting was made at 10:38. The meeting was adjourned.