

Brookridge Homeowners Association

Meeting Minutes

February 7, 2026

The meeting was called to order by Steve St. Amand at 10:04 a.m.

Members present; President Steve St. Amand, Vice President Bob Cave, Secretary Linda Christiani, Sandy Hammer, Jim Hammer, Paul Christiani, Doug Smith, Gloria Smith, David Kalger, Erin Connor, Tim Joyce, Michele McCuiston, Maureen St. Amand

Proof of notice was given by Secretary Linda Christiani

Minutes from the Brookridge HOA meeting on November 8, 2026 were presented. A motion was made by Linda Christiani to approve the minutes. Steve St. Amand seconded. The minutes were approved.

Financial Reports: Bob Cave presented two bar charts noting dues collected by quarter in 2025 and expenditures by quarter for 2025. He highlighted May and July expenditures were higher than other months due to insurance bills being paid during those months. There was an unusually expensive water bill in the summer of 2025 due to a leak in the sprinkler system. Bob Cave was able to work with MCUD to lower the bill by almost half.

As of February 7, 2026 all homes except one are current with 2026 HOA dues. The property owned by Maymont Homes is delinquent with their dues. Maymont has been contacted several times about the matter. Since the property is now 30 days past due a certified letter has been sent to Maymont Homes stating Florida Statute 720.3085 allowing us to charge a late fee. The letter also states if the situation is not rectified, the association will begin the next steps of placing a lien on the property. It was noted at the meeting this property owner is also delinquent with River Wilderness HOA dues.

Doug Smith presented the budget numbers for 2025 and the approved budget for 2026. Unfortunately, he did not have the newest numbers for landscaping and pool services. He has been kind enough to redo the chart with the updated numbers for 2026. The revised 2026 budget is available upon request.

As of December 31, 2025 the cash balance was \$10,864.24 of which \$10,427.37 is reserve.

A discussion followed as to how much money we would need to hold in reserve and what items and bills fall into the reserve fund. Linda Christiani stated the association has a document approved by the Brookridge HOA board on May 16, 2023 which states what expenditures may be paid for with reserve funds.

Jim Hammer suggested the current HOA board meet to review how much the association should hold in the reserve so as to meet our needs.

President Steve St. Amand is stepping down from his position on the board. Since there are no candidates at this time to fill this position, he has agreed to stay on until a replacement can be found. If you would be willing to fill this role on the board please contact a board member.

Linda Christiani stated her term as secretary is coming to an end. If you would like to fill this position, please let a board member know. If no one else is interested, Linda Christiani said she would be willing to stay on as secretary for another term.

No questions or comments followed

Steve St. Amand made a motion to adjourn the meeting at 10:47 a.m. Linda Christiani seconded. The meeting was adjourned.