



**BOARD OF DIRECTORS' MEETING
WEDNESDAY, APRIL 18th, 2018, 7:00pm**

Your Board values your participation. Please fill out a Member/Resident Comment Form prior to the beginning of the meeting for each AGENDA item you wish to address and submit them to the Board Secretary or Recording Secretary. When the Board comes to that portion of the agenda, the Chair will call speakers from these forms in the order received.

1. Call to Order
2. Out of respect, please turn off all phones & remove all hats
3. Moment of Silence and Pledge of Allegiance
4. Approval of Minutes:
Approval of Minutes for the Board of Directors' Annual Membership Meeting of 3/21/2018
5. Correspondence: None
6. Reports:
General Manager's Report: (Attached)
Treasurer's Report: (Attached)
7. Unfinished Business: (None)
8. New Business:
 - a. Unit Representative Dismissal – Ron Ross, Unit Rep. Liaison
 - b. Swearing in of the new Unit Representatives – Ron Ross, Unit Rep. Liaison
 - c. Entertainment Chairs replaced – Rosemary Basteri, Finance Liaison
 - d. AVRC Case # 5920 9330 Salisbury Dr.
 - e. AVRC Case # 5885 15210 Brookridge Blvd.
 - f. AVRC Case # 5844 14058 Brookridge Blvd.
 - g. AVRC Case # 5804 8441 Fleetway Ave.
 - h. AVRC Case # 5858 15627 Brookridge Blvd.
 - i. AVRC Case # 5857 15329 Brookridge Blvd.
 - j. AVRC Case # 5865 14252 Midfield St.
 - k. AVRC Case # 5830 14349 Midfield St.
 - l. AVRC Case # 5848 15981 Brookridge Blvd.
 - m. AVRC Case # 5851 14216 Nickelodeon St.

8. New Business (cont.):

- n. AVRC Case # 5865 14252 Midfield St.
- o. AVRC Case # 5830 14349 Midfield St.
- p. AVRC Case # 5848 15981 Brookridge Blvd.
- q. AVRC Case # 5851 14216 Nickelodeon St.
- r. AVRC Case # 5873 14205 Edmonds St.
- s. AVRC Case # 5893 14216 Nickelodeon St.
- t. AVRC Case # 5914 7801 Smithfield Ave.
- u. AVRC Case # 5870 9144 Scepter Ave.
- v. AVRC Case # 5922 14371 Dehaven Ave.
- w. AVRC Case # 5826 8234 Ridge Dale Ave.

9. Report of Directors – Committee Reports/Projects
(No motions or consensus will be considered)

10. Member Comments –
(No motions or consensus will be considered)

11. Adjourn

**BROOKRIDGE COMMUNITY PROPERTY OWNERS, INC.
ANNUAL MEMBERSHIP MEETING MINUTES
WEDNESDAY MARCH 21, 2018**

Call to Order: Unit Representative Chairman, Peggy Christie called the meeting to order at 7:00 pm

Turn off all phones & remove hats
Moment of Silence & Pledge of Allegiance

Establish Quorum: According to Article X, Section 3 of the Bylaws approved April 18, 2007, the members present at an Annual or Special meeting shall constitute a quorum, regardless of the number present. General Manager Ray Geroux and 109 registered members 3 guests were present.

Election of Chairperson:

**MOTION BY GAIL METCALF, UNIT 6 TO ELECT GAIL METCALF AS CHAIRPERSON,
MOTION CARRIED UNANIMOUSLY TO APPOINT GAIL METCALF AS CHAIRMAN.**

Proof of Notice of Meeting: On February 13, 2018, an Annual Package, including the Notice of the Annual Membership meeting, was mailed to every member who was on the Association's roster of property owners as of that date. Proof of Notice Affidavit has been submitted to the Administration office.

Approval of Agenda: Topics introduced that require all membership notice cannot be approved but can be discussed.

Approval of Minutes: Minutes of the 2017 Annual Meeting were approved at the 5/17/17 Board of Director's meeting.

Correspondence: None

Annual Report of Officers:

Treasurer Basteri: Verbal recap of previous years' expenses. (attached)

President Metcalf: Verbal recap of previous years' events. (attached)

Unfinished Business: None

New Business: None

Election Results – Board of Directors and Induction: Election results were announced by Chairperson Gail Metcalf, BCPO President.

**Linda Smith – 895 votes (3-year term), Ron Ross – 803 votes (2-year term),
Leo Benoit – 558 (1-year term)**

A total of 1,128 Votes were cast

A total of 44 Voids were submitted with no addresses on them to be recorded.

Minutes (cont.)

Non Elected Candidate: 4th **Raymond Welz (550 votes)**

Swearing In of newly elected Board of Directors, was done by Gail Metcalf, Chairman

Proposed Documents Amendment Results for 2018:

AMENDMENTS:

***Item 1 Article XI Sec 3 & 4 – Violations and Enforcement
875 FAVORED, 219 AGAINST, AMENDMENT PASSED**

***Item 2 Article III Sec 12 – Single Family Age Restriction
891 FAVORED, 213 AGAINST, AMENDMENT PASSED**

***Item 3 Article XIV Bylaws Violation and Enforcement
873 FAVORED, 226 AGAINST, AMENDMENT PASSED**

***Due to a previous miscount of votes the original vote count has been corrected today
3/29/2018**

Member Comments:

Rosemary Basteri, Unit #4, thank you to Election Committee, Gilles Lanctot, Unit #3, thank you to Board of Directors for all hard work, Nancy Cundall, Unit #4, thank you Ray and Lou Starr, Pam Ross, Unit #6, requested Cemex Mine update, Dyan Pasono, Unit #2, Is there anything Residents can do about Cemex?, Isabell Raad, Unit #1, why has keeping the existing Brookridge entrance sign not been brought to the Membership for vote, leave it as is, **inquiry made to Members by Gail Metcalf, Chairman, off the record Membership Vote on replacing the old Brookridge Sign with a new one: Majority of Members FAVORED new sign**, Roger Bedard, Unit #2, spruce up new Brookridge sign only to save money, don't replace, Jacqueline McCabe, Unit #6, thrilled she lives in Brookridge, thank you Gail Metcalf for backing everything the Members do, Terry McCown, Unit #1, what can be done about bad trash service, Lucille DeGuire, Unit #4, thinks there has been an improvement since speaking with the trash service District Mgr., Larry Hansen, Unit #6, announced to members please get word out about Cemex mining problem, Maynard Morrison, Unit #4, spoke with trash service Supervisor about recycling not being picked up, Sandra Deleo, Unit #4, received courtesy call about trash pickup from trash service, Rich Stratton, Unit #3, please put recycle items in recycle container and trash in trash container, trash service will not separate, Steve Pasono, Unit #2, thank you Board of Directors for concern, attention and dedication, Mary Astore, Unit #6, can we evict residents if they are not a home owner.

**MOTION BY VINCE PIZZO, UNIT #3, SECONDED BY MARGE ROLOFF, UNIT #4, TO
ADJOURN. MEMBERS HAD NO OBJECTIONS. MOTION CARRIED.**

Adjournment: 8:16 p.m.

Transcribed by: Angela Gotbaum, Executive/Recording Secretary
SUBMITTED BY: Linda Smith, BCPO Secretary

Manager's Report

TO: BCPO Board of Directors
FROM: Ray Geroux, General Manager
DATE: March 2018

Purchases orders over \$2,000 for last month: Access Devices \$3599.50 for 1000 barcode stickers. Citizens Insurance \$30,359 up \$898 from 2017;

Jeff Werner, CPA, is conducting the financial audit for 2017 and will have the report in April; the un-audited financial report is available at the front desk in the administration office.

Tables for Sale from Inventory; we have 26 left at \$20 each, after March 30th we will open the sale to include non-residents for \$20 each-no limit, first come first served.

Paving bids processed & clubhouse bathroom remodeling quotes on the agenda.

PW Dept is cleaning DRA ponds, servicing storm drains, patching roads and crack-filling in the Rialto area.

Clubhouse is on full speed with many clubs, golf events, Entertainment Shows, Dances, Expo & CERT Yard Sale. Remember No SUVs-Vans or Trucks in clubhouse parking lot where marked. Low cars cannot see over or around your vehicle & repeat violations will receive a violation notice. Safety is everyone concern.

Brookridge is District 3 and our County Commissioner is John Allocco at 352-754-4000, they approved and are responsible for the Republic Sanitation vendor contract approved in 2017 for 7 years.

The new home installation at the corner of Denmark & Scepter is on schedule to be completed within the 120 day allowed.

The county fence line on the back perimeter is still under contract from hurricane Irma for clean up and repairs, county tells me they should be completed with cleanup by the end of March and then will evaluate the fence damage and repairs.

TREASURER'S

REPORT

TO BE

PROVIDED

AT MEETING

6b.

BOARD AGENDA TOPIC

MEETING DATE:

Tues. Wed.
(Check One)

Date: 4/18/2018

SUBMITTED BY:

Ron Ross

ATTACHMENTS:

Yes No
(Check One)

of pages _____
Do Not Include Cover Sheet

PLACEMENT ON AGENDA:

UNFINISHED BUSINESS: _____ UNFINISHED # _____

NEW BUSINESS: XX

BUDGET/LINE ITEM: _____

TOPIC:

Unit Rep position

ANALYSIS:

Fill current opening

RECOMMENDATION:

Approve

PROPOSED MOTION

Approve the appointment of Riesha (Ricki) Seliga as Unit Rep for unit #3

BOARD AGENDA TOPIC

MEETING DATE:

Tues. Wed. Date: 4/18/2018
(Check One)

SUBMITTED BY:

Ron Ross

ATTACHMENTS:

Yes No # of pages _____
(Check One) Do Not Include Cover Sheet

PLACEMENT ON AGENDA:

UNFINISHED BUSINESS: _____ UNFINISHED # _____

NEW BUSINESS: XX

BUDGET/LINE ITEM: _____

TOPIC:

Unit Rep position

ANALYSIS:

Fill current opening

RECOMMENDATION:

Approve

PROPOSED MOTION

Approve the appointment of Mary K. Smith as a Unit Rep for unit #3

