



Covered Bridge Townhomes POA, Inc

Board of Directors Meeting

August 26, 2025, at 6:00pm

Place: Offices of Ameri-Tech: 24701 US HWY 19 N, suite 102, Clearwater

ZOOM: Meeting ID: 308 771 7436 Passcode: 854808

MINUTES

1. Establish Quorum – Call to Order – *Susan Ables called the meeting to order at 6:09pm with Brian Olson, Scott Ferguson, Barry Poppel, Cesar Romero & Ron Ambrosio present to form a quorum.*
2. Proof of Notice – *Notice meeting signs and agenda posted Sunday 5pm.*
3. Disposal of Minutes 6/25/2025 – *Brian motion, Ron 2nd to approve the minutes as written.*
4. Officer's Reports – *Remind owners Sec 4 "Insurance on Lots" proof to be provided annually to Association. Barry is working with Ruth on water delinquencies.*
5. Manager's Report – *Susan worked to get quotes for dollar weed issue, pool house & fence maintenance, sidewalk repairs, gate repairs & owner issues and ARCS.*
6. Old Business
 - A. Pool gates, locks and hinges need replacement. – *Cesar adjusted to work but still need replacement of hinges.*
 - B. Think Utilities replacement of water meters on units, approved to be completed. – *Currently scheduling last phase of meter replacements.*
 - C. Cabana toilets - need the "guts" replaced in both toilets. – *Susan to get quote.*
 - D. Cabana ladies' room, light switch for the cabana lights needs to be relocated or repaired/replaced. – *Susan spoke to Ronnie with Tree Ranger has insured handman that can do all maintenance issues.*
 - E. Gate Kiosk - needs upgrade to microphone, possibly speaker too – *Address in New Business.*
 - F. Common area sidewalks evaluation. – *Ron motion and Cesar 2nd to table, passed unanimously.*
 - G. Dollar Weed infestation on property - bids to be reviewed – *Contributing is over watering, to discuss with Mark Sheets about sensors, sprinklers running while raining & broke head at pool.*

Ameri-Tech Community Management, Inc.

24701 US Highway 19 North, Suite 102, Clearwater, FL 33763

(727) 726-8000 www.ameri-tech.com

Susan Ables LCAM – Sables@ameritechmail.com



Covered Bridge Townhomes POA, Inc

Board of Directors Meeting

August 26, 2025, at 6:00pm

Place: Offices of Ameri-Tech: 24701 US HWY 19 N, suite 102, Clearwater

ZOOM: Meeting ID: 308 771 7436 Passcode: 854808

7. New Business

A. ARC Approvals - *Brian motion and Cesar 2nd – 3316E Eureka Palms - Approved with specific location - 3353W Window Film – Approved - 3360E New Windows & Slider- Hold till Brian to review specs - 3365W Generator Connection – Approved – passed unanimously.*

B. Violations

1. Resident Outside Cat – *Agreed illegal draft letter – attorney sent letter to owner about unapproved non-Owner Large ESA Shepard.*

2. Noted Violations by Residents & Board – *None at this time.*

C. Stump Gridding & Tree Removal Quote – *Brian motion, Ron 2nd passed unanimously for \$4,050.*

E. Entrance/Exit Gates & Kiosk Bids – *Barry motion, Brian 2nd Advanced Electronics quote to repair all gate issues for \$20,254, passed unanimously.*

F. South Wall update – *Stone got added to stabilize erosion. Brian is working with Scott Association attorney to move forward with Highland Woods damaged drainpipe repairs.*

8. Owner Concerns – Agenda Items – *Owner concerns about neighbor noise while entertaining weekend afternoons. Sprinkler issue by Cypress pumps. Notices to go to owners on tree & gate work. Owners need to remove personal items from common areas before tree work commences. BOD/Budget Workshop 10/13/2025, Budget & Annual Mtg 11/10/2025*

9. Adjournment – *Brian motion to adjourn at 7:41pm Scott 2nd.*

[Handwritten signature]
Covered Bridge Secretary 10/13/25