

## BRIDGEPOINT Community Newsletter

## Community Updates

## BOARD OF DIRECTORS

Dennisse Parra	President
Carina Barcelo	Vice-President
Manju Torres	Treasurer
Denysis Rodriguez	Secretary
Charlie Gaffney	Director



Have a great Summer!

**2<sup>nd</sup> Special Assessment has been approved and passed by the Board at our last HOA meeting. See details below.**

- Second Assessment total - \$75,808.32 (per unit cost \$676.86) payable in 6 equal monthly installments. This amount is lower than the initial disclosed total of \$79,594.05. Payment coupons have been mailed, and Homeowners can pay it in full if preferred. Please contact Caribbean Management if you have not received it.

**Current Project Update.**

- Drainage and Asphalt project:
  - A. Construction for the 3 sections have commenced.
    - a) **54<sup>th</sup> Street West** – project completed pending street paving.
    - b) **54<sup>th</sup> Street East** – project is ongoing.
    - c) **56<sup>th</sup> Street East** – pending.
- Driveways
  - a) Driveways have been inspected. Those affected by the tree roots in front of the homes, and causing lifting of the asphalt, are being corrected prior to final street asphalt overlay. This is an ongoing project.
- The board is working on additional repairs needed in the community and obtaining new quotes as necessary for:
  - a) Irrigation – Work has begun to fix some of the affected areas where pipes are damaged and/or prior issues have caused no water flowing through the sprinklers. This will be an ongoing project that will take time. (55<sup>th</sup> Street West and 70 Place South).
  - b) Broken light in front of guard house. Light has been ordered.
  - c) 3 lights located at the entrance to the community must be replaced as the current ones are discontinued. One of these lights is constantly flickering.
  - d) Sensors to be placed underground for the entrance/exit gates. Currently above ground and constantly breaking.
  - e) Damaged gates to be replaced at the northwest 54<sup>th</sup> street breezeway has been approved. Broken latch 56<sup>th</sup> Street West gate has been approved to be replaced.
  - f) Board has met with Promax (painting contractor) again, to discuss the ongoing paint bubbling problem around the community.
  - g) Section of perimeter wall on 71<sup>st</sup> Street was repaired with funds obtained from FPL for damaged caused. Part of these funds were also used to repair portion of perimeter fence between Lakeridge and Bridgepoint. This is also an ongoing project that will take time.

**IMPORTANT REMINDERS - Please avoid penalties for non-compliance.**



- **Access to the construction area is restricted, as there may be hazards present that are not visible. Please stay away from the area until construction is finalized. Absolutely no walking through the area at any time.**
- Please refrain from walking your pets in front of the townhomes. There are plenty of grassy areas in the perimeter and remember to pick up after your pet.
- Trash and Recycling bins **MUST** be put away and not visible from the street after sundown on the day of pick-up. **NO TRASH MUST BE PLACED IN FRONT OF YOUR HOME UNLESS IN TRASH BIN.**
- Trim your trees and plants located within your property line (courtyard, backyard, etc)
- Speed Limit is 10mph inside the community. Please SLOW DOWN!

Please send your questions to the board and/or to Caribbean Management via the Bridgepoint Website:  
[www.bridgepointhoa.com](http://www.bridgepointhoa.com)