

# **WELCOME TO BRIDGEWATER AT BONITA BEACH - HELPFUL INFORMATION**

**Management Company – NEXTGEN Community Management LLC**

**Address: 9410 Corkscrew Palms Circle #201 Estero, FL 33928**

**Contact and Emergency number: 239-372-2996 Community Manager – Sherri Gray [sherri@nextgcm.com](mailto:sherri@nextgcm.com)**

## **Board of Directors**

Frank Fanta	President
Rex Winter	Vice President
Rob Joseph	Secretary
Ed Walkowicz	Treasurer
Lou Polsinello	Member at Large

**Website:** [www.bridgewaterbonitabeach.com](http://www.bridgewaterbonitabeach.com)

Owners Only: User ID: *bridgewater* & Password: *bbb#2023*

## **Code and Name Update for Gate and Elevator**

For Access Pin Numbers (codes) contact NextGen Community Management

**To open the gate or elevator for guests press six (6) on your telephone (only when the call is made from the call box at the elevator and/or gate). Cell phone numbers can be added if you do not have a landline.**

**Contact NextGen for any access changes. Please only give your code to family and friends.**

**If you need an access code for a Contractor contact NextGen. (Additional contractor info below)**

**WIFI –Condo specific WIFI is set up by individual owner with Summit directly.**

There are two wifis set up that can be used down by the pool: pool wifi 2 password = *poolwifitwo* and pool wifi 5 password = *poolwififive*.

**Cable Service - Summit - call them directly at 844-530-4390 or 239-444-0400 (See Info Below)**

**Sales and Rental Applications and ARC applications are on the website under forms. Or contact NextGen Community Management.**

## **Door Locks**

**All residents must provide NextGen Mgt with a key to their unit.**

Keyless entry codes will **NOT** be accepted in lieu of a key.

If you change your lock you are required to provide Next Gen with a new key.

If you change your door handle but do not want to change your key **continue to use the key cylinder, do not discard.**

(Per section 11.9 of the Declaration of Condominium)

**Screen Doors:** Home Depot sells the approved storm door: Anderson 3000Series white, nickel handle, retractable or full glass or screen.

## **Security and Storm Shutters**

There are Board approved specifications for storm and security shutters. A copy of the specifications is available from the board (they are the state requirements). Plans are to be submitted for board approval **before installation**.

## **Boat Lifts**

For Boat Lift specifications see Exhibit E in your condominium documents. Requires Board approval of plans before install.

## **Bulletin Board**

A bulletin board is in the garage area. Please check the board for notices. The left side is for condo business (meeting notices, pest control notices, fire inspections etc.) The right side is for personal use for all unit owners.

**Garbage Bins/Chute – Trash pick up May 1 to Nov 1 T & F – Nov 2 to April 30 – M, W & F am**

Please be sure to tie garbage bags tightly before depositing bags down the trash chute. Please place trash and recyclables (glass, plastic, paper & cardboard) in the proper bins in the garage. Do NOT leave anything on the ground. For large items (furniture, etc) the owners need to make arrangements with Waste Management for pick up - at owner expense. Contact the NextGen Management for arrangements for pick up dates.

**Cardboard Boxes:** Cardboard boxes **need to be broken down** before placing in the recycle bins or trash dumpster. Packing material should be placed in tied garbage bags before placing in the dumpster.

**Parking spaces:** Please only park in assigned garage spaces unless permission is given by owner to use their space.

### **Remodeling and Repairs (see condo docs) – Contractors**

Major construction work or remodeling can be performed May 1 - Oct 31 only.

Work times are to be scheduled between 8:00 a.m. to 5:00 p.m. Monday to Friday except for emergency repairs.

Contractors must remove all debris from the premises; debris is not to be placed in the dumpster or down the trash chute.

Contractor remodeling forms are available on the website.

The official name of the building is "Bridgewater at Bonita Beach". Contractors need to know we are in **Collier County**.

### **Large Deliveries-Contractor**

Contact NextGen Management to arrange for protectors to be placed in the larger elevator. Contractors are to use the larger elevator with pads in it to protect the elevator walls.

### **Pet Owners**

Only unit owners are allowed to have pets. Pets are to be walked in designated area only. Pets are not allowed in the pool area.

**Grills Please remember** to turn off the gas when you are done using the grill. Also clean the grill with brush provided. **NO GLASS** is allowed in the pool area or by the grills please.

### **Misc. Items**

- There is a small library in lobby in the package pick-up area (behind the lobby). Please help yourself! (Any donations would be appreciated.)
- There is an area at the east end of the building just outside of the garage for washing cars.

### **Summit Info**

We want to provide a seamless transition experience **when an owner sells their residence, and when a resident is setting up new service**. We appreciate your taking the time to review these procedures.

This outlines the proper steps to take when a unit is sold and when a unit is purchased:

1. The owner must return all equipment whether it is rented or part of the bulk contract, **with the exception of the PON (Passive Optical Network) which is the light-colored box connected to the wall** - - this must stay in the unit.
2. Owners are always responsible for all equipment, even if there are renters. If equipment is missing, the owner will be billed.
3. Resident can request that we pick up equipment, there is a \$50 pick-up fee.
4. The current unit owner's account will not be cancelled until equipment is returned and the new owner will not be able to start service until this is completed.
5. If the resident has phone service with Summit, the phone number(s) need to be transferred to another company. The transfer usually takes 7-10 business days, therefore it should be done in advance.
6. New owner should either contact Summit Broadband at 239-444-0400 or visit one of their store locations to set up a new account. Proof of ownership will be necessary to set up new service.
7. Bridgewater owners do not pay a monthly fee for the core WiFi and cable. These are included in your quarterly HOA fees.

**Main Office:** 4558 35th Street, Orlando, FL 32811 ▲ **Phone:** 407-996-8900

**Southwest Office:** 24017 Production Circle, Bonita Springs, FL 34135 ▲ **Phone:** 239-444-0400 ▲

**[www.summit-broadband.com](http://www.summit-broadband.com)**