



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

**Management Company – NextGen Community Management**

**9410 Corkscrew Palms Cir #201 Estero, FL 33928**

**Contact and Emergency number: NextGen Community Management, 239-372-2996**

**Property Manager – Sherri Gray, [sherri@nextgcm.com](mailto:sherri@nextgcm.com)**

**Board of Directors**

|                       |                        |
|-----------------------|------------------------|
| <i>Frank Fanta</i>    | <i>President</i>       |
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| <i>Rex Winter</i>     | <i>Member at Large</i> |

**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 Murfie Joseph at 312-203-9123 or email at [mjoseph9799@gmail.com](mailto:mjoseph9799@gmail.com)

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 both the elevator and gate. Cell phone numbers can be added if you do not have a landline.

Contact Murfie Joseph for any access changes. Please only give your code to family and friends. If you need an access code for a Contractor contact Murfie Joseph.  
(Additional contractor info below)

Gate openers – each unit is provided with one gate opener. Additional openers are available for \$25. Contact Murfie Joseph.

**WIFI:**

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

Pool Area Wifi      Password – poolwifi

**Cable Service:**

Summit - 844-530-4390 or 239-444-0400 (See Additional Info Below)

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

# *Bridgewater*

## Condominium Association

### **Door Locks:**

- If you change your lock you are required to provide the management co. 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: Unique Technology, Inc. Security Series Sundowner #103-amplimesh

### **Security and Storm Shutters:**

There are Board approved specifications for storm and security shutters. A copy of the specifications is available from the Board. Plans are to be submitted for board approval before installed.

### **Boat Lifts:**

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

### **Bulletin Board:**

A bulletin board is located 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 pickup May 1 to Nov 1 T & F – Nov 2 to April 30 – M, W & F** **Recycle pickup Friday****

- Please be sure to **tie garbage bags tightly** before depositing bags down the trash chute.
- Please place trash and recyclables in the proper bins do not leave on the ground.
- Please follow recycling instructions on the recycling containers.
- For large items (**furniture, TV**) the owners need to make arrangements with Waste Management at owner expense. Contact the Management Co. for arrangements for pick-up dates.
- **Cardboard Boxes:** Need to be broken down before placing in recycle bins or trash dumpster. Packing should be placed in tied garbage bags.

### **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:**

- 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” and contractors often think we are in Lee Co. not Collier Co.**

# *Bridgewater*

## Condominium Association

### **Package Deliveries-Large Deliveries-Contractors:**

- Contact NextGen Community Management to arrange for protectors to be placed in larger elevator. Contractors are to use larger elevator with pads to protect the elevator walls.
- Tell vendors to leave packages in the package area on the left side of the lobby.

### **Pet Owners:**

Only unit owners are allowed to have pets. Pets are to be walked in designated area only. Pet area located in the designated pet walkway area north of the parking lot.

### **Grills:**

**Remember** to turn off gas when you are done using the grill. Also clean the grill with brush provided. No glass in pool area or by grills please.

### **Misc. Items:**

- There is an area at the east end of the building outside of the garage for washing cars.
- **IMPORTANT** – if contacting emergency services (911, fire department), tell operator that Bridgewater is in Collier County, NOT Lee County.

### **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.

**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)**