Minutes of Bern Creek Improvement Association
Annual Members Meeting
December 8, 2015
2985 Bethel Ln, Sarasota, FL 34240

Meeting called to order by President Jim Festa at 7:00 pm.
Alex reported that we did have a quorum of the membership with 53 members of the association present or by proxy. Board Members present were Karen Jones, John Helmich, Eileen Fitzgerald, Jim Festa, Rich Nastan, Jeff Sarmiento and Caroline Resnick present.

Jim welcomed the membership and wished them Happy Holidays. Jim thanked the board for all their hard work this past year. Jim also thanked Jeff and Karen for allowing us to meet at their homes and businesses for meeting space.

Jim gave an overview of the budget and the election.
Jim noted that we have a new management company, RCM Management.
Jim noted that when the board took over, there was a $28,000.00 deficit. The board made changes to the landscape contract and renegotiated the loan to help reduce expenses.
The MRTA was completed and our documents have been renewed.

The litigation issues have been resolved and money left in the account has been returned to the association.

Jim noted there are 3 delinquent homeowners, who the association has filed liens on. We had one bank owned foreclosure that owed over $3,000 and we recovered 100% of what was owed.

Rich Nastan has been working on the website www.bemcreekhoa.weebly.com. Alex will send out the website information with the annual invoices. Rich noted that under documents you can find the minutes, agenda and financials.

Jim wants to focus on improving the front entrance including the sign and the trimming. We put money in the budget to trim the trees on Celestine. Jim encourage the owners to take care of trimming their own trees and keeping them back from the road and lifting them up, so people with horses and the mowers get through.
The board plans to review the documents in 2016.
Jim reported that we have added the fence line replacement to the budget for the 2016 Budget.

Eileen made a motion to approve the minutes from December 2, 2014, December 30, 2014, August 25, 2015 and September 23rd 2015 John seconded, all in favor. MOTION PASSES.

Karen Jones gave the treasurer report as of November 30th, 2016. Operating Account balance $16,002.45 Reserve Account Balance $8,812.61 Delinquent Assessments $3964.29 Loan Payable Balance $37960.95.

Committee Reports:
Landscape Reports: Karen has been treating the weeds on the fence line. She is working on trimming palms. Mike Hutchinson has been repairing the boards on the fence line.
ARC Committee: No report from the committee. Jim would like to see the ARC forms simplified. Should only be one form, there was originally one form.

Website: Website is basic. Rich would like a committee to help with the website. The documents are loaded onto the site and you can download them anytime. Site is working fine and it is no charge to the community. Need to get the address out to the membership.

Owner Comments:
Susan updated the community on a neighborhood workshop on December 14, 2015 regarding the 270-foot Tower. Susan encouraged the community to come and ask questions.

Elise reminded the community to slow down and drive cautiously and be aware of people walking and or riding on the road. Jim noted we need to communicate this to the owners.

NEW BUSINESS:
Mike Hutchinson moved that the 2016 budget as presented be rejected because it reduces the amount of funds going into the road reserves . Cindy Martin seconded the motion. Discussion: The board and membership had discussion regarding the budget, documents and reserves.
Jim called the meeting to order, and called for a vote on the motion by Mike Hutchinson, the vote passed 14/13. The budget was rejected as proposed.
A new budget may not be proposed without notifying the entire membership. The vote to move the monies from the reserve account to pay off the loan in its entirety was not taken.

Election:
Alex noted that Jeff Sariemento and Kaki Decker have turned in their Candidate Intent to Run for the board.
Susan nominated Mike Hutchinson for President, Eileen seconded, discussion of whether this action was appropriate given the contradictory statements in our Bylaws and Articles.
Caroline nominated Ken Castro to the Board of Directors
Cindy nominated John Helmich for the board
Alex handed out ballots for people to vote for the Board of directors.
Alex noted the highest vote getters were Kaki, John and Mike:
Kaki Decker received 33 votes
John Helmich received 22 votes
Mike Hutchinson received 21 votes
Ken Castro received 19 votes
Jeff Sariemento received 15 votes

Alex recommended we table the organizational meeting for another night when the whole board is present. Jim stated we would have the meeting in January.

Dorothy made a motion to adjourn, John seconded, all in favor, meeting adjourned 9: 12