

Minutes of Directors' Meeting
June 23, 2015
2151 Bern Creek Loop

Meeting called to order by President Jim Festa at 6:03 pm. A quorum was established with Jim Festa, Karen Jones, Eileen Fitzgerald, Jeff Sarmiento, John Helmich, Rich Nastan and Caroline Resnick present. Proper notice was given by posting the meeting sign at the entrance to the subdivision 48 hours in advance.

Motion made by Eileen and seconded by Karen, to approve the minutes of the April 28th meeting as corrected. Motion carried unanimously.

President Report: Jim reported that the MRTA process was complete.

Manager Report: Alex noted there were still 5 owners still delinquent on their yearly maintenance fees. These owners have been notified in late letters and Intent to Lien letters sent by certified mail. Alex was seeking the board's approval to turn these owners over to the attorney to file a lien on the unit. Rich made a motion to turn these accounts over to the attorney to file a lien, Caroline seconded, all in favor. Motion carried unanimously.

Treasurer's Report: Karen reported that there is \$43,305.00 in the operating account and \$10,694.54 in the reserve account. Delinquent Assessments total \$4556.53. For the month of May there was \$6494.97 in revenue and \$4131.07 in expenses.

Committee Reports:

- A. Landscape Clearing: Thank you to Caroline and Karen for their hard work and volunteering to keep up with the weeds.

Discussion as to the history of who maintained what on Celestine past the front sign. Also discussion regarding the area on Cowpen Bern Creek is responsible for. Alex noted that she sent a letter to the owner Arvill at 11085 Celestine and ask them to maintain the willows as they are on their property, she has not heard back from them.

Concern was raised on whether or not all the trimming was done per the agreement with Wilhelm for \$640.00.

- B. Quote from Wilhelm to remove palms in center island: Karen Jones volunteered to look at the palms and Mike Hutchinson said he would look at the palms as well. Discussion of the current price of the contract with Wilhelm. Jim reported the contract was negotiated to a lower monthly amount of \$1500.00
- C. Website: Rich reviewed pricing with the board. Alternative sites and funding options were discussed. Rich will look into further.

Old Business:

Road reserve fund, Mike H. sent a letter out detailing the issue. Alex explained how the reserve was set up as she understands the prior membership meetings. Alex suggested the membership vote on the issue, which is agreeable to all. Alex suggested a motion be made to have a general membership

meeting to present a revised budget as well as waive funding a reserve for roads and put all the reserve funds towards paying off the road loan. President will present a projected budget for the rest of the year for the next meeting. Lengthy discussion of membership understanding of the road loan and budget versus the new board's interpretation. This could be resolved only with a membership meeting. Motion to hold a special membership meeting to address the budget and the road fund by Jim, second by Rick, all in favor. Meeting to be held in mid-August, must have two weeks notice, date and place to be determined.

New Business:

- A. New Sign at Front Entrance: Jim did a temporary repair to the front sign. However it is not in the budget this year to repair completely.

Additional:

Jim mentioned that he and Caroline were attending the Sarasota County Neighborhood Fund workshop on 8/4/15.

Karen noted that she cannot host July- Sept board meetings.

With no further business coming before the board,
Eileen made a motion to adjourn and Rich seconded 7:24 pm