

Bern Creek Improvement Association Inc

Minutes of Document Committee

Review of Draft Articles and By Laws

September 5, 2017

Meeting opened at 7:05 pm

Attendees: Kaki and David Decker, Mike Hutchinson, Eileen Fitzgerald, Cindy Martin, Kathy and Gary Gustafson. Josh Rosen, Steven Fayette, Gary Dahl, Jane Brim, Cathy Brim, Lance Eisinger, Horace and Dorothy Gordon, Erica and Tommy Gregory, David Maloni (PJ), Kenny Castro, Barbra Erickson (proxy only), Kurt and Catherine Crist

Purpose of community meeting: Provide residents of BCR the opportunity to provide feedback and offer recommendations of the two draft documents. Proxies were accepted from those in attendance.

Kaki and Mike gave a summary of the mission and goal of the document committee. Changes made in the two documents were presented to those in attendance. The basic changes of consistent vocabulary, grammar, and Kauffman's Rule which relates to the 720 law (if not in our documents then the 720 law as of 2017 is the rule) were reviewed. An explanation of the conflict of the Articles and By Laws with each other were clarified and why the two documents were worked on together to insure consistency. The document committee along with B&P have been working on these two documents for a year and a half.

Discussion points:

- Confirmation of the past conflict between the two documents and change made to the Articles where the election of officers by the residents is removed and the elections of the officers is moved to the Bylaws.
- Voting at member meetings - 25 to make a quorum and then 51% of those in attendance to pass. Can be with proxy or in person at the meeting.
- The Articles are voted on by the community and the By Laws are voted on by the board.
- Added the board has the ability to take emergency action in such events as hurricanes, flooding (clearly defined in document, these are examples)
- Fining committee was added if in the future the board chooses to implement.
- Clarified that Boards have successfully fought dividing 10 acre lots after the first one occurred
- Discussed and clarified about who can cast a vote or submit a proxy. Clarified that B&P provided guidance regarding the different types of entities that cast a vote and the proper verbiage.

- Call for volunteers for Deed Restriction review: Cathy Brim, Jane Brim, Erica Gregory, PJ Maloni

Document Committee Meeting adjourned at 7:54 pm

Open discussion

- Clarified that BCR owns first 1100 feet of Cowpen Ln from Fruitville north
- BCR has hired an Engineer who together with the County have been assessing the drainage situation at the corner of Cowpen and Fruitville. He also questioned the water flow and drainage east of Cowpen.
- Verbal estimates for the area on the west side of Cowpen at Fruitville for guard rails or fencing have been requested
- Concerns were voiced about owners who have fences running through the creek causing blockage of water.
- Information was shared that the property to the south of Bern Creek had caused blockage of water flow from Bern Creek
- Information shared from a homeowners regarding an electric pole that is in jeopardy of falling which supports a large part of BCR electric. After repeated calls to FPL the home owner has received no response. A suggestion was made to obtain a phone number for residents to call and report the problem to the county.
- Tommy Gregory volunteered to bring issues of concern regarding the water flow issues, culverts owned and maintained by county and other concerns of that nature to the attorney that represents Lakepark Estates.
- PJ Maloni volunteered to be on the road committee to assist with the water issues related to the roads.

Meeting closed at 8:35 pm