

BERN CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Tuesday, April 28th 2020
7:00 PM
VIRTUAL MEETING VIA ZOOM

MEETING MINUTES

1. Call to order: 7:06pm
2. Establish a quorum
 - a. Kenneth Castro, Gary Dahl, Mike Hutchinson, Cindy Martin, Michael Resnick and Frank Rich were all present via Zoom and a quorum was established. Also present via Zoom, was Kasey Dick with Pinnacle Management.
3. Approval of minutes:
 - a. December 3rd 2019 (Organizational Meeting)- Cindy Martin made a motion to approve the December 3rd meeting minutes as presented. The motion was seconded by Michael Resnick and was unanimously approved.
 - b. March 24th 2020- After discussion it was agreed to table the approval of the meeting minutes from the Board of Directors meeting held on March 24th until the May meeting.
4. Accounting:
 - A. Frank Rich made a motion to approve the following 3 invoices to be paid. The invoices are for Wilhelm Brothers (landscaping), Pinnacle Community Association Management (Management Fees) and Hill Law Firm (Legal). The motion was seconded by Gary Dahl and was unanimously approved.
 - B. Discussion was held regarding the delinquency on Lot 64. The homeowner currently has \$53.50 in late fees due to a mailing error. Cindy Martin made a motion to waive the late fees and the motion was seconded by Gary Dahl and was unanimously approved.
 - C. Discussion was held regarding the delinquency on Lot 48. The homeowner currently has \$53.50 in late fees due to not submitting the assessment on time. After discussion, it was agreed the homeowner would still be responsible for the late fee as the notices were sent to the correct address.
5. New Business:
 - a. Articles Update- Cindy Hill from Hill Law Firm, P.A. confirmed that the deed restrictions were recorded with the county. Cindy Hill is still currently working on the recording of the Articles and will inform the Board of Directors once this has been completed.

b. 2000 Bern Creek Loop- Ditch Improvement: After discussion Cindy Martin made a motion that the homeowner needed to contact SWFWND (Southwest Florida Water Management District) in regards to his concern pertaining to his ditch as it is the responsibility of the individual homeowner. After discussion, the motion was seconded by Michael Resnick and was unanimously approved.

c. ARC Application (2000 Bern Creek)- After review of the ARC application, Cindy Martin made a motion to table the ARC application until the following was submitted; Drawings of the elevation including (doors, windows, height and water retention). The motion was seconded by Frank Rich and was unanimously approved.

8. Member comments: Member comments were taken at this time.

9. Adjournment and next meeting date

a. Adjournment 8:55pm

Meeting Minutes prepared by Kasey Dick, Pinnacle Management