

Bern Creek Improvement Association

Notice of Annual Meeting & Elections
Thursday December 7, 2021 at 7:00 Join
Zoom Meeting
[https://us02web.zoom.us/j/82859791808
?
pwd=UnJ5WnR3Rk1CL2pxQ1I15LzUyT
Dcrdz09](https://us02web.zoom.us/j/82859791808?pwd=UnJ5WnR3Rk1CL2pxQ1I15LzUyTDcrdz09)

Meeting ID: 828 5979 1808

Passcode: 100650

Dear Bern Creek Owners,

Please be advised this is the Notice for the Annual Members and Budget Meeting to take place on Tuesday, December 7, 2021, at 7:00 pm via Zoom. At this meeting the members will vote on the 2022 Proposed Budget and elect the new Board of Directors for 2022. If you are interested in one of these positions, please fill out the enclosed Candidate Intent to Run form and return it per the directions on the form.

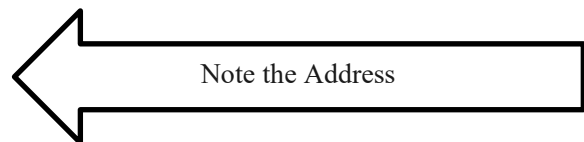
It is very important that we achieve a quorum to hold the meeting. Enclosed in your package is a Proxy. If you are not going to make the meeting, please fill out the proxy and get it to a Board member or Pinnacle by Dec. 7, 2021.

Please read through the enclosed information carefully:

1. Annual Meeting Agenda	2. Candidate Notice of Intent to Run
3. Proxy	4. 2022 Proposed Budget
5. 2020 Annual Meeting Minutes	

RETURN THE PROXY TODAY.

Bern Creek Improvement Association
c/o Pinnacle Community Association MOT
PO Box 21058
Sarasota, FL 34276



Bern Creek Improvement Association, Inc.
ANNUAL MEETING PROXY
December 7, 2021

The undersigned hereby appoints _____ as my proxy (or if I have not appointed a proxy above, I hereby appoint the Secretary of the Association, on behalf of the Board of Directors), with full powers of substitution, for all matters to come before the Meeting of the Bern Creek Improvement Association, Inc. to be held Dec. 7, 2021, at 7:00PM via Zoom, and any adjournment thereof. The proxy holder named above has the authority to vote and act for me to the same extent that I would if personally present and with the power of substitution.

GENERAL POWERS

Motion to Move Funds to Reserves

() I hereby specifically authorize and instruct my proxy to use his best judgment on all matters which properly come before the meeting. **YES: I vote to move \$9,000 from the Operating Account to the Reserve Account**

Lot Owner(s) _____ Lot# _____

____ NO: I vote against this measure

____ Address: _____

2021 Proposed Budget

Signature _____

____ YES: I vote to adopt the 2022 Proposed Budget as presented. Date: _____

Signature _____

____ NO: I vote against this measure

This proxy is revocable by the lot owner and is valid only for the meeting for which it is given and any lawful adjournment. In no event is the proxy valid for more than ninety (90) days from the date of the original meeting for which it was given. Please note: Voting against this measure could result in a special assessment to the owners if the association does not have the appropriate funds to meet the current expenses.

BERN CREEK IMPROVEMENT ASSOCIATION, INC.

Annual Membership and Board Organizational Meeting

To:
ALL MEMBERS OF THE BERN CREEK IMPROVEMENT ASSOCIATION
NOTICE IS HEREBY GIVEN THAT THE ANNUAL MEETING FOR THIS ASSOCIATION
SHALL BE HELD IN ACCORDANCE WITH THE FLORIDA STATUTES 720. ON THE DATE,
HOUR, AND PLACE BELOW:

DATE: Tuesday December 7, 2021,7:00 PM
HOUR: Join Zoom Meeting
PLACE: [https://us02web.zoom.us/j/82859791808?](https://us02web.zoom.us/j/82859791808?pwd=UnJ5WnR3Rk1CL2pxQ1I5LzUyTDerdz09)
[pwd=UnJ5WnR3Rk1CL2pxQ1I5LzUyTDerdz09](https://us02web.zoom.us/j/82859791808?pwd=UnJ5WnR3Rk1CL2pxQ1I5LzUyTDerdz09)
Meeting ID: 828 5979 1808
Passcode: 100650

ANNUAL MEETING OF THE MEMBERSHIP AGENDA

- a) Call the meeting to order
- b) Certify a quorum of the Members
- c) Certify Proper Meeting Notice
- d) Announce Meeting Chairperson
- e) Approve Minutes from December 3, 2020
- f) President's Report
- g) Treasurer Report
- h) New Business
 1. Present and vote to move \$9,000 from Operational Account to Reserve Account
 2. Present and vote on Budget
 3. Announce Results of the 2022 Proposed Budget Vote
 4. Nomination for President of the Board of Directors
 5. Hold Election for President if necessary
 6. Nomination for Secretary/Treasurer of the Board of Directors
 7. Hold Election for Secretary/Treasurer if necessary
 8. Elect the remaining Directors of the board

BOARD OF DIRECTORS ORGANIZATIONAL MEETING

To be held directly following the adjournment of the Annual Meeting

- a. Call the meeting to order
- b. Certify a Quorum
- c. Elect Vice President
- d. Set Meeting Date (s)
- e. Approve Checks
- f. Adjournment

Annual President's Report

Dear Homeowners,

The Board has decided to do the Annual meeting by Zoom again this year. Some homeowners are still uncomfortable with live meetings and having a half and half meeting is more difficult than just a Zoom meeting. Hopefully next year we will be back to normal.

If you can't make the meeting please provide a proxy so we can get a quorum.

Over the last few years we have accumulated extra funds in the operating account. This has occurred for two reasons. First, we have not spent the full budget each year. The bulk of that has been legal expenses. Part of that is we have not worked on updating our Articles of Incorporation as we had planned. Also we have had a reduction in how often we need to get our attorneys involved in Deed Restriction violations. Second, we received extra income when we received multiple years of late dues along with the interest on those dues. The surplus in the operating account has slowly grown to the point where we now need to address it. The Board is proposing we move \$9,000 from the operating fund to the Road Reserves. You will be voting on that as well as the budget this year. For the budget, the Board is recommending that the dues remain at \$900 for 2022.

We were very fortunate that the Chapman property was bought by an individual that does not plan to develop it. We could not have asked for a better resolution to the Chapman property development scares. He owns much of Cowpen Ln and the majority of Celestine. We have an easement to use the land under these roads. Please be respectful of his property by not littering, speeding or driving recklessly.

The Board has had numerous complaints of speeding and dangerous driving in Bern Creek. We are all neighbors and should be respectful of other drivers, pedestrians, bike riders and horse riders! How about applying the Golden Rule to our roads and neighborhood!

Thanks, Mike

Bern Creek Improvement Association
2022 Proposed Operating & Reserve Budget
January 1 - December 31, 2022

DESCRIPTION			
	2021 Annual Budget	2021 Estimated Actual	2022 Proposed Budget
07150 Insurance -Property	800.00	689.00	810.00
07240 Right of Way, Mowing	23,000.00	22,750.00	25,000.00
07245 Fencing, Signs & Grounds	900.00	3,965.89	1,129.00
07270 Tree Trimming	1,000.00	0.00	1,000.00
07460 Legal Expenses-General	6,000.00	889.00	3,000.00
07480 Management	8,516.00	8,423.03	8,423.00
07490 Postage,Printing, Etc.	500.00	600.00	600.00
07500 Fees, Dues & Licenses	0.00	61.25	92.00
07510 Annual Report	61.25	0.00	0.00
07520 Income Tax/Tax Prep Fee	552.00	300.00	810.00
07540 Meeting Expense	300.00	0.00	200.00
07570 Misc. Administrative	250.00	455.00	455.00
Web Site			360.00
Total Expenses Before Reserves	41,879.25	38,133.17	41,879.00
Reserves (Roads & Fences)	43,620.75	43,620.75	43,621.00
Total Expenses and Reserves	\$85,500.00	\$81,753.92	\$85,500.00