

BERN CREEK HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

January 26, 2021

BOARD OF DIRECTORS MEETING MINUTES

CALL TO ORDER: The meeting was called to order by Mike Hutchinson, via Zoom at 7:05 p.m.

DETERMINATION OF QUORUM AND CONFIRMATION OF PROPER MEETING NOTICE: Present via Zoom were Mike Hutchinson, Gary Dahl, Michael Resnick, Frank Rich, Tom Gregory and Kenneth Castro. A quorum was established with six (6) board members participating. The meeting notice was posted on the property forty-eight hours prior to the meeting date in accordance with Florida Statutes. Home owner Jeff Girard was present. Joe Deshane of Pinnacle Community Association Management was also present.

APPROVAL OF PREVIOUS MINUTES: A **MOTION** to approve the November 5, 2020 meeting minutes was made by Gary Dahl as presented and seconded by Michael Resnick. **Motion passed.** A **MOTION** to approve the December 3, 2020 organizational meeting minutes was made by Michael Resnick and seconded by Gary Dahl. **Motion passed unanimously.**

TREASURER'S REPORT:

Balances as of 1/23/21= Operating \$83,833.03, Reserves \$77,787.14, Cadence CD \$92,380.57

A **MOTION** was made by Ken Castro motioned to approve the following invoices, seconded by Michael Resnick, Wilhelm Brothers in the amount of \$1,750, Pinnacle CAM in the amount of \$808.12 and Florida secretary of State \$61.25. **Motion passed 6 to 0.**

Robert Lincoln Deposit: Gary made a motion to have the Lincoln deposit returned, seconded by Michael Resnick, motion failed. Mike Hutchinson motioned to keep the Lincoln deposit in trust, seconded by Ken Castro, motion passed unanimously.

A MOTION was made by Frank Rich to have Pinnacle's accountant file the federal tax return, seconded by Michael Resnick, motion passed unanimously.

OLD BUSINESS:

Lot 59 – Porto Barn: Gary Dahl motioned to approve barn, seconded by Ken Castro, motion passed unanimously.

Articles – status of Dec. change: Need Frank's signature to complete articles change.

Violations: 23 violation letters were mailed in mid January, 4 responses from owners came back questioning the violation. Mike Hutchinson is going to follow up to verify the violation.

Newsletter: Frank Rich completed the newsletter and will update information for a mailing for March.

NEW BUSINESS:

- Mike Hutchinson mentioned some possibilities on installing cameras in the association. There will not be any further action at this time.

REVIEW ACTION ITEMS:

- Mike Hutchinson will follow up on the 4 violations in question.
- Frank Rich completed first draft of the newsletter.
- Mike and Frank will sign checks.

NEXT MEETING – February 23, 2021 @ 7:00

ADJOURNMENT:

A ***MOTION*** was made by Frank Rich to adjourn the meeting at 8:11 pm, seconded by Ken Castro.

Motion passed 6 to 0.