

**BERN CREEK HOMEOWNERS' ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING**

**October 24, 2022**

**BOARD OF DIRECTORS MEETING MINUTES**

**CALL TO ORDER:** The meeting was called to order by Mike Hutchinson in person at 7:02 p.m.

**DETERMINATION OF QUORUM AND CONFIRMATION OF PROPER MEETING NOTICE:** Present via Zoom were Mike Hutchinson, Cindy Martin, Mike Resnick, Tommy Gregory, Ken Castro and Gary Dahl, a quorum was established with Six (6) board members present. The meeting notice was posted on the property forty-eight hours prior to the meeting date in accordance with Florida Statutes. Joe Deshane of Pinnacle Community Association Management was also present in person.

**APPROVAL OF PREVIOUS MINUTES:** A **MOTION** was made by Mike Resnick to approve the minutes of September 27, 2022, seconded by Cindy Martin. ***Motion passed unanimously.***

**TREASURER'S REPORT:**

Balances as of 8/19/2022= Operating \$49,192.93 Reserves \$163,202.23 Cadence CD \$92,859.25

A **MOTION** was made by Cindy Martin to approve the following invoices, seconded by Mike Resnick, Pinnacle CAM in the amount of \$756.05, GreenTech in the amount of \$1,890.00, Bethel Mennonite Church in the amount of \$125.00. ***Motion passed unanimously.***

**OLD BUSINESS:**

- Review and discussion of Osborn ARC: Gary motioned to approve the ARC, seconded by Ken, motion passed unanimously.
- Review and discussion of 2023 Budget: Mike Hutchinson led discussion on proposing a budget with and without fence reserves and including post hurricane Celestine cleanup. Tommy motioned to approve up to \$6000 for hurricane cleanup, seconded by Cindy, motion passed unanimously. Mike Resnick motioned to present a budget with fence reserves, seconded by Cindy, motion passed unanimously.
- Review and discussion of missing check: Mike Hutchinson led discussion and has forms submitted and is waiting confirmation on whether insurance will cover missing check. If not covered by insurance, Mike recommends going to the Sheriff's department for investigation.
- Review and discussion of Lakewood Ranch Southeast: Discussion was held on the Commission meeting scheduled for Tuesday, October 25. The response to Susan's letter from Tallahassee was more supportive than expected. There is concern if the Association can be protected against prevailing party judgement.

**NEW BUSINESS:**

- Review and discussion of Annual Meeting: The annual meeting is scheduled for Monday December 5, 2022, at 7pm. \_
- Review and discussion of Wolff ARC: Discussion was held on having the owner submit an ARC and site plans. \_

- Review and discussion of violations: Discussion was held on delaying violations until the County picks up all the debris in the community. 1101 Bern Creek Loop has until November 15 to clean up. Letters to owners who have outstanding violations to remind them enforcement will be reinstated when debris picked up.

**NEXT MEETING – Annual meeting, Monday December 5, 2022 @ 7:00 at Bethel Church.**

**ADJOURNMENT:**

Mike Hutchinson adjourned the meeting at 8:47pm.