

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

**BOARD OF DIRECTORS MEETING**

**October 26, 2021**

**BOARD OF DIRECTORS MEETING MINUTES**

**CALL TO ORDER:** The meeting was called to order by Mike Hutchinson via Zoom at 7:03 p.m.

**DETERMINATION OF QUORUM AND CONFIRMATION OF PROPER MEETING NOTICE:** Present via Zoom were Mike Hutchinson, Ken Castro, Michael Resnick, Frank Rich and Gary Dahl. Cindy Martin and Tommy Gregory were absent; a quorum was established with five (5) board members present along with owner Leslie Osborne. 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 via Zoom.

**APPROVAL OF PREVIOUS MINUTES:** A **MOTION** to approve the September 28, 2021, meeting minutes was made by Ken Castro as presented and seconded by Frank Rich. **Motion passed unanimously.**

**TREASURER'S REPORT:**

Balances as of 10/23/21= Operating \$46,879.48, Reserves \$110,491.52 Cadence CD \$92,667.49.

A **MOTION** was made by Ken Castro to approve the following invoices, seconded by Gary Dahl, Wilhelm Brothers in the amount of \$1,750, Pinnacle CAM in the amount of \$839.14. **Motion passed unanimously.**

**OLD BUSINESS:**

- **2022 Budget:** The 2022 budget is set for mailing to ownership. Joe will adjust the estimated actual numbers for 2021 when the October financials are complete. The budget will then be emailed to the Board for final approval before mailing.
- **Annual meeting notice:** The annual meeting notice will be mailed November 7 with officers (President) Mike Hutchinson and (Secretary/Treasurer) Frank Rich 1-year terms expiring. Directors Mike Resnick and Gary Dahl's 2 year terms expire this year. Directors Cindy Martin and Tommy Gregory's terms expire in 2023. A total of 4 positions are up for election.
- **Violations:** 12008 Slough Rim are working on cleaning up the fence line. 1800 Bern Creek Loop will receive a second letter to clean up the fence line along Slough Rim and replace missing section of fence on Bern Creek Loop. 1101 Bern Creek Loop expressed concern of fire arms being discharged in the community, the discharging of fire arms is from outside the Association. Joe will look for trees which are hanging over the roads.

**NEW BUSINESS:**

- Hotwire Communication: Mike Hutchinson led discussion on a solicitation by Hotwire Communication to provide television and internet services to the association. Ken Castro proposed presenting the information at the annual meeting for ownership review. Frank Rich will consider putting together a committee to review proposals for the Association.
- Annual Meeting: Scheduled for December 7, 2021 @ 7pm. Via Zoom.

**REVIEW ACTION ITEMS:**

- Joe will put together the annual meeting information for mailing.
- Mike will research repairing hole in road from survey crew.

**NEXT MEETING – December 7, 2021 @ 7:00 via Zoom.**

**ADJOURNMENT:**

Mike Hutchinson adjourned the meeting at 8:11pm