

BERN CREEK HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

November 5, 2020

BOARD OF DIRECTORS MEETING MINUTES

CALL TO ORDER: The meeting was called to order by Mike Hutchinson, via Zoom at 7:16 p.m.

DETERMINATION OF QUORUM AND CONFIRMATION OF PROPER MEETING NOTICE: Present via Zoom were Mike Hutchinson, Cindy Martin, Gary Dahl, Michael Resnick, Frank Rich, 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 Susan Schoettle was present. Heather Hamilton and Joe Deshane of Pinnacle Community Association Management were also present.

APPROVAL OF PREVIOUS MINUTES: A **MOTION** to approve was made by Michael Resnick as presented and seconded by Cindy Martin, to approve the meeting minutes of September 22, 2020. **Motion passed 6 to 0.**

TREASURER'S REPORT:

Balances as of 9/19/20 were as follows, Operating \$41,230.49 and Reserves \$66,875.90

A **MOTION** was made by Frank Rich motioned to approve the following invoices, seconded by Ken Castro, Robert Lincoln in the amount of \$2990.00, Wilhelm Brothers in the amount of \$1,750, and Pinnacle CAM in the amount of \$707.75. **Motion passed 6 to 0.**

Unpaid Dues: Three accounts are currently delinquent totaling \$3,049.50. Heather Hamilton confirmed friendly letters have been sent by Pinnacle. The board recommended notice from the Attorney be sent to 1 delinquency. Arrangements for payment on 2 remaining delinquencies have been made through Ken Castro.

Federal Taxes: Check \$312 VOID: Mike Hutchinson paid taxes with personal check.

OLD BUSINESS:

Cowpen easement: Susan mentioned there is a possible buyer for the 10 acres.

Articles – status of Dec. change: Joe Deshane of Pinnacle will follow up and verify the articles have been notarized and witnessed.

Violations: Joe Deshane of Pinnacle will be doing an inspection Tuesday November 10, 2020 and report back to the Board.

Newsletter: Mike Hutchinson will send out with annual meeting notice.

NEW BUSINESS:

- Annual Meeting is December 3, 2020 @ 7:00 PM via zoom.

REVIEW ACTION ITEMS:

- Send certified letters to unpaid balances.
- Send violation letters after inspection.

NEXT MEETING – December 3, 2020 @ 7:00

ADJOURNMENT:

A ***MOTION*** was made by Ken Castro to adjourn the meeting at 8:31pm, seconded by Cindy Martin.

Motion passed 6 to 0.