

BERN CREEK HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

February 23, 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, Gary Dahl, Michael Resnick, Frank Rich, Tom Gregory, Cindy Martin and Kenneth Castro. A quorum was established with seven (7) board members participating. The meeting notice was posted on the property forty-eight hours prior to the meeting date in accordance with Florida Statutes. Homeowners Jeff Girard and Eileen Fitzgerald were present. Joe Deshane of Pinnacle Community Association Management was also present.

APPROVAL OF PREVIOUS MINUTES: A **MOTION** to review the January 26, 2021 meeting minutes was made by Michael Resnick as presented and seconded by Tom Gregory. **Motion passed unanimously.**

TREASURER'S REPORT:

Balances as of 1/23/21= Operating \$90,192.10, Reserves \$81,426.62, Cadence CD \$92,380.57

A **MOTION** was made by Frank Rich motioned to approve the following invoices, seconded by Gary Dahl, Wilhelm Brothers in the amount of \$1,750, Pinnacle CAM in the amount of \$725.02, Auto Owners Insurance \$693.00, U.S. Treasury \$203.00, Pinnacle Tax return & preparation \$300.00. **Motion passed 6 to 0.**

Discussion was held regarding \$24,000 in unpaid/outstanding assessments and the consideration of charging interest on all late assessments at an 18% interest rate allowed by Florida Statutes.

A **MOTION** was made by Frank Rich to file a Lien on 12001 Backwater for unpaid assessments, seconded by Gary Dahl. **Motion passed unanimously.**

OLD BUSINESS:

- Lot 16 – Jeff Girard Garage: Discussion was held on Jeff Girard's garage construction. The board determined the construction meets the criteria of the governing documents. Frank Rich made a motion to approve the garage, seconded by Gary Dahl, motion passed unanimously.
- Articles – status of Dec. change: Articles have been filed and recorded with the county.
- Violations: Culvert violation letters to be mailed this week and owners are to be directed to the board for appeal.
- Newsletter: Frank Rich completed the newsletter and emailed to the board for review and mailing in March.

NEW BUSINESS:

- Culverts: Discussion was held regarding culverts causing water to backup in ditches. Pinnacle will mail letters to owners with clogged and elevated culverts.
- Street signs & numbers: Discussion was held on replacing old street signs and house address numbers on the fences. Gary Dahl will research the cost of replacing the signs and numbers.

REVIEW ACTION ITEMS:

- Mike Hutchinson will follow up on restating the restrictions.
- Mike Hutchinson will get a copy of the Wilhelm contract.
- Frank Rich will verify if Wilhelm is in the community as scheduled.
- Mike and Frank will sign checks.
- Joe with Pinnacle will get a schedule from Wilhelm showing when they will be working at Bern Creek.
- Joe with Pinnacle will put together a spread sheet on corrections and status of violations.

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.