

BERN CREEK HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

March 23, 2021

BOARD OF DIRECTORS MEETING MINUTES

CALL TO ORDER: The meeting was called to order by Mike Hutchinson, via Zoom at 7:00 p.m.

DETERMINATION OF QUORUM AND CONFIRMATION OF PROPER MEETING NOTICE: Present via Zoom were Mike Hutchinson, Michael Resnick, Cindy Martin, and Kenneth Castro. A quorum was established with four (4) board members participating. 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.

APPROVAL OF PREVIOUS MINUTES: A **MOTION** to approve the February 23, 2021 meeting minutes was made by Cindy Martin as presented and seconded by Michael Resnick. **Motion passed unanimously.**

TREASURER'S REPORT:

Balances as of 1/23/21= Operating \$92,094.52, Reserves \$85,058.62, Cadence CD \$92,520.04

A **MOTION** was made by Michael Resnick to approve the following invoices, seconded by Ken Castro, Wilhelm Brothers in the amount of \$1,750, Pinnacle CAM in the amount of \$722.00. **Motion passed 4 to 0.**

Discussion was held regarding 5 owners with outstanding balances on assessments. Four owners have yet to pay the 2021 and one owner is under a lien.

Mike will respond to Wilhelm on an outstanding invoice #8590 that continues to be submitted and was paid.

Joe will notify Hill Law to move forward with the lien on 12001 Backwater.

OLD BUSINESS:

- Violations: Culvert violation letters were mailed after the February meeting. Some residents have corrected the issue, and some remain. Joe will continue to monitor and mail letters as necessary.
- Newsletter: A vote on the newsletter was tabled until the next meeting.

NEW BUSINESS:

- Lot 74, 1508 Oak Hammock: Bill Kleiber is requesting a variance on his barn which past surveys showed to be within 50 feet of the property line. Joe will have variance paperwork for the April meeting. _

- 1201 Cowpen: Mike and Ken Visited the new owners David & Amanda Minoff. Mike mentioned getting a quote to repair/replace the fence on the north side of the property.
- Pine Prairie & Slough Rim: Ken mentioned the trees are in the power lines on Pine Prairie to Slough Rim. Joe will call FPL to check about having the trees trimmed.
- Kathy Gustafson: Cindy Martin mentioned having the board and association show support as a community for Kathy & Gary leading up to and on April 10 at a celebration of life for Kathy.

REVIEW ACTION ITEMS:

- Mike Hutchinson will follow up on restating the restrictions with Hill Law to be completed by the annual meeting for member vote.
- Mike Hutchinson will continue to work on getting Wilhelm to acknowledge payment of invoice #8590.
- Joe will check on the number of emails on file for Bern Creek.
- Mike and Frank will sign checks.
- Joe with Pinnacle will email the status of corrected violations.

NEXT MEETING – April 27, 2021 @ 7:00

ADJOURNMENT:

Mike Hutchinson adjourned the meeting at 7:40pm.