

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

**BOARD OF DIRECTORS MEETING**

**April 27, 2021**

**BOARD OF DIRECTORS MEETING MINUTES**

**CALL TO ORDER:** The meeting was called to order by Mike Hutchinson, via Zoom at 7:01 p.m.

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

**APPROVAL OF PREVIOUS MINUTES:** A **MOTION** to approve the March 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 4/21/21= Operating \$87,597.96, Reserves \$88,690.35, Cadence CD \$92,520.04

A **MOTION** was made by Frank Rich to approve the following invoices, seconded by Mike Resnick, Wilhelm Brothers two checks in the amount of \$1,750, Pinnacle CAM in the amount of \$702.62.00, Hill Law Firm in the amount of \$252.00. **Motion passed 6 to 0.**

A **MOTION** was made by Gary Dahl and seconded by Frank Rich to accept the new Pinnacle monthly invoice of \$709.67.

Discussion was held regarding 3 owners with outstanding balances on assessments. Two owners have yet to pay the 2021 assessment and one owner is under a lien.

Mike Hutchinson led discussion on the Wilhelm lost check and checks written by the previous management company on behalf of the Association. Mike recommended the Association pay the Wilhelm invoice due to the check was never cleared through the bank due to logistical issues with the previous management company and to not pursue legal action towards the previous management company for the check written on behalf of the Association.

Hill Law has moved forward with the lien on 12001 Backwater.

**OLD BUSINESS:**

- **Violations:** Culvert and fence overgrowth second letters to be mailed out with a due date of June 1 to comply with deed restrictions. Cindy Martin requested that Joe from Pinnacle look at other deed restrictions (vehicle, Boat, Trailer parking) issues separate from culverts and fences.
- **Newsletter:** Frank Rich distributed his newsletter to the owners.

- Lot 74, 1508 Oak Hammock: Ken Castro motioned to approve the variance for 1508 Oak Hammock, seconded by Cindy Martin, motion passed unanimously (5-0) with Mike Hutchinson abstaining from the vote.
- Street signs: Gary recommended looking for a local company to build the new street signs.

**NEW BUSINESS:**

- Speed limit signs: Mike led discussion on an owner's request to move and add speed limit signs to Bern Creek Loop. It was decided to mail letters to residents seen speeding.

**REVIEW ACTION ITEMS:**

- In addition to the violation letter, Mike Hutchinson will follow up on 1200 Bern Creek Loop owner on violations.
- Mike Hutchinson will research when culverts in community last reset.
- Joe will mail out second notice of violations and will check on additional deed restrictions requested by Cindy.

**NEXT MEETING – May 25, 2021 @ 7:00**

**ADJOURNMENT:**

Mike Hutchinson adjourned the meeting at 8:14pm.