

BERN CREEK HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

May 27, 2021

BOARD OF DIRECTORS MEETING MINUTES

CALL TO ORDER: The meeting was called to order by Mike Hutchinson, via Zoom at 7:05 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 Tom Gregory. A quorum was established with six (6) board members participating, Ken Castro was absent. 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 April 27, 2021 meeting minutes was made by Mike Resnick as presented and seconded by Frank Rich. ***Motion passed unanimously.***

TREASURER'S REPORT:

Balances as of 5/25/21= Operating \$80,421.78, Reserves \$92,322.57, Cadence CD \$9520.04

A **MOTION** was made by Frank Rich to approve the following invoices, seconded by Tom Gregory, Wilhelm Brothers in the amount of \$1,750, Pinnacle CAM in the amount of \$714.77, Hill Law Firm in the amount of \$406.50. ***Motion passed unanimously.***

Discussion was held regarding 2 owners with outstanding balances on assessments. One owner has yet to pay the 2021 assessment and one owner is under a lien.

Mike Hutchinson led discussion on the Hill Law Firm invoice. An invoice from earlier this year was sent to the previous management company delaying approval and payment.

OLD BUSINESS:

- **Street signs:** Gary Dahl led discussion on the cost and design of the street signs. The cost of the signs, posts, caps and labor to install 20 signs is approximately \$2,500. Gary Dahl motioned to approve the signs not to exceed the cost of \$2,500, seconded by Tom Gregory, motion passed unanimously.
- **Violations:** In early May culvert and fence overgrowth second letters were mailed out with a due date of June 1 to comply with deed restrictions. Pinnacle will mail third letters via certified mail to owners who have not complied to date with the two previous requests to come into compliance with deed restrictions. The third letter will have a 30 day deadline from receipt of the certified letter to come into compliance, at which point any owner who has not come into compliance with the deed restrictions, the Association will hire to correct the deed restriction and bill that owner.

NEW BUSINESS:

- Hi Hat Ranch: Mike Hutchinson led discussion on a resolution to be submitted to Sarasota County on behalf of the Bern Creek Board of Directors for the lakes to be properly lined and the wells to be plugged and not remain open as a result of Hi Hat Ranch development. Mike Hutchinson made a motion to submit the resolution.

Hi Hat must properly plug and abandon the existing wells to prevent migration of poor-quality water into the aquifer used by domestic wells nearby. All the lakes on the property need to have an impervious lining so water from the lakes do not seep laterally impacting neighboring properties.

Seconded by Gary Dahl, motion on resolution passed 4 – 0, with Mike Hutchinson, Cindy Martin, Frank Rich and Gary Dahl voting yes and with Mike Resnick and Tom Gregory abstaining.

- Kathy Gustafson: Cindy Martin made a motion to purchase a tree at a cost of up to \$200 in memory of Kathy Gustafson, seconded by Gary Dahl, motion passed unanimously.

REVIEW ACTION ITEMS:

- Joe will discuss unfinished mowing with Wilhelm, the Board to consider withholding payment in June if not completed.
- Joe will mail out third notices on violations through certified mail.
- Joe will check on status of lien on 12001 Backwater.

NEXT MEETING – June 22, 2021 @ 7:00 at Tommy Gregory's home with Zoom as an option.

ADJOURNMENT:

Mike Hutchinson adjourned the meeting at 8:18 pm.