

BERN CREEK HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

June 22, 2021

BOARD OF DIRECTORS MEETING MINUTES

CALL TO ORDER: The meeting was called to order in person by Mike Hutchinson at Tom Gregory's House and via Zoom at 7:06 p.m.

DETERMINATION OF QUORUM AND CONFIRMATION OF PROPER MEETING NOTICE: Present in person were Mike Hutchinson, Cindy Martin, Frank Rich, Ken Castro, and Tom Gregory. Present via Zoom were Mike Resnick and Gary Dahl. A quorum was established with seven (7) board members and Owners Eileen Fitzgerald and Lance 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 May 27, 2021, meeting minutes was made by Mike Resnick as presented and seconded by Ken Castro. **Motion passed unanimously.**

TREASURER'S REPORT:

Balances as of 6/19/21= Operating \$73,80395, Reserves \$95,955.61, Cadence CD \$92,609.77

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 \$771.46, Hill Law Firm in the amount of \$480.00. **Motion passed unanimously.**

Discussion was held for notification that all owner assessments are paid. The one owner's lien has been released and paid in full.

OLD BUSINESS:

- **Street signs:** Gary Dahl explained the street sign deposit has been submitted and a start date has not been established due to the dig safe survey still to be completed. There will be an additional sign at Bern Creek Loop and Slough Rim to help identify the continuation of Bern Creek Loop.
- **Well testing and runoff.** Mike called [the company](#) Sarasota County [uses](#) about obtaining a baseline on water quality. Mike proposed a recommendation of performing a well drillers test on some of the outer perimeter wells to gain a baseline and then to check annually to monitor the impact on water quality due to Hi Hat Ranch development. Mike [will](#) [talked](#) with Attorney David Guest about lateral runoff of water. Discussion was held concerning having homeowners place a rain gauge and measuring pipe in and around ponds to track rainfall consistency with the increase in pond water levels. The same equipment would be used at each pond. Mike will contact the Attorney to inquire about what Bern Creek should be doing.

- Violations: The third letters of notice of violation were mailed certified mail on June 8, with 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 a company to correct the deed restriction and bill that owner. Mike Hutchinson and Ken Castro will meet with the Owner of 1200 Bern Creek Loop to discuss violations. Joe Deshane of Pinnacle will meet the owner of 1101 Bern Creek Loop to discuss violations. John Miller of 11801 Marsh Head called Pinnacle on Tuesday, June 22 to inform the Board he had a medical issue delaying the correction of the violation and he would take care of the violation over the next few weeks.

NEW BUSINESS:

- Guard Rail Damage. Mike Hutchinson led discussion on the guard rail damage. There is no insurance coverage on the guard rail that was damaged near 1200 Bern Creek Loop. Bids are being accepted and Lance and Mike with other volunteers will repair the guard rail if no businesses can be found to do the repair.
- Lawn Service. Cindy Martin was approached regarding accepting a bid for lawn service. Discussion led to the Board to consider lawn service proposals.
- Peter Weaver. Tom Gregory motioned for Cindy Martin to send flowers and a card at a cost up to \$100 to Wilma Weaver and family. Seconded by Frank Rich, motion passed unanimously.

REVIEW ACTION ITEMS:

- Mike, ~~Frank~~Lance, and Gary will check on the guard rail.
- Ken will check on ~~both~~material costs.
- Mike, Ken, and Lance will talk with Jeff Smith on culvert.
- Mike will call the attorney on lakes/wells.

NEXT MEETING – July 27, 2021 @ 7:00 at Frank Rich’s Home.

ADJOURNMENT:

Mike Hutchinson adjourned the meeting at 8:09 pm.