

BERN CREEK HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

July 27, 2021

BOARD OF DIRECTORS MEETING MINUTES

CALL TO ORDER: The meeting was called to order by Mike Hutchinson at Frank Rich's House and via Zoom at 7:04 p.m.

DETERMINATION OF QUORUM AND CONFIRMATION OF PROPER MEETING NOTICE: Present in person at Frank Rich's house were Mike Hutchinson, Cindy Martin, Frank Rich, Ken Castro. Present via Zoom were Mike Resnick and Gary Dahl. Tommy Gregory was absent; a quorum was established with six (6) board members present along with owner Eileen Fitzgerald. 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 via Zoom.

APPROVAL OF PREVIOUS MINUTES: A **MOTION** to approve the June 21, 2021, and July 6, 2021, meeting minutes was made by Ken Castro as presented and seconded by Gary Dahl. **Motion passed unanimously.**

TREASURER'S REPORT:

Balances as of 7/24/21= Operating \$67,670.93, Reserves \$99,588.71 Cadence CD \$92,609.77.

The one current lien has still not been paid from the trust.

A **MOTION** was made by Ken Castro to approve the following invoices, seconded by Frank Rich, Wilhelm Brothers in the amount of \$1,750, Pinnacle CAM in the amount of \$760.03, Hill Law Firm in the amount of \$230.50, Speedpro Signs in the amount of 1565.89 for the remaining balance, Cindy Martin in the amount of 203.30 for the Jatropa Tree. **Motion passed unanimously.**

OLD BUSINESS:

- **Street signs:** Gary Dahl explained the street signs have been installed and he will coordinate with the contractor to have them repositioned to run along the appropriate street.
- **Wilma Weaver:** Gary Dahl recommended the Association donate \$100 to the Palm Grove Church Peter Weaver Foundation in lieu of flowers. Gary will donate the money to be reimbursed by the Association. Frank Rich motioned to have Gary handle the payment, seconded by Ken Castro, motion passed unanimously.
- **Mowing:** Review and discussion of mowing contract. The east side of Cowpen not mowed last service, Frank Rich will watch for mowing activity and log days serviced. Joe will call Wilhelm to ask about getting a 2-day notice on mowing schedule.
- **Well Testing:** Mike is continuing to work on the well testing information.

- Violations: Third letters were mailed in July and owners have responded with arrangements to correct. Joe will put together a spreadsheet for each Board meeting for tracking of violations. 1200 Bern Creek Loop will remove trees and roots from culvert to see how the water flows, if there remains an issue remains, the Board will readdress. 1800 Bern Creek Loop was not receiving violation letters at recorded address, new letters will be mailed to current address on record.

NEW BUSINESS:

- Telephone Poles: Mike led discussion on telephone poles within the Association which do not have anything attached to them or have old communication lines attached. There was discussion on how to remove the poles and who holds the responsibility to remove them. To be discussed further as more information is gathered.

REVIEW ACTION ITEMS:

- Mike will check on the well testing and post on Nextdoor for feedback.
- Joe will develop a spread sheet for violations.

NEXT MEETING – August 24, 2021 @ 7:00.

ADJOURNMENT:

A motion was made by Ken Castro to adjourn the meeting at 7:55 pm, seconded by Frank Rich, motion passed unanimously.