

BERN CREEK HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

August 24, 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, Frank Rich, Michael Resnick, Tommy Gregory, Cindy Martin and Gary Dahl. Ken Castro was absent; a quorum was established with six (6) board members present. 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 July 6, 2021, meeting minutes was made by Cindy Martin as presented and seconded by Michael Resnick. **Motion passed unanimously.** A **MOTION** to approve the July 27, 2021 meeting minutes was made by Michael Resnick and seconded by Frank Rich, **motion passed unanimously.**

TREASURER'S REPORT:

Balances as of 8/21/21= Operating \$58,367.95, Reserves \$103,222.67 Cadence CD \$92,667.49.

A **MOTION** was made by Frank Rich to approve the following invoices, seconded by Tommy Gregory, Wilhelm Brothers in the amount of \$1,750, Pinnacle CAM in the amount of \$723.79. **Motion passed unanimously.**

OLD BUSINESS:

- **Well Testing:** Gary mentioned 4 wells in the Association tested positive for Coliform bacteria and there are concerns more wells may be positive for the bacteria. Mike is continuing to work on the well testing information and will get with an attorney to discuss. Mike Hutchinson expressed a concern that Lakewood Ranch could be causing the water issue rather than Hi Hat due to the expansion in Lakewood Ranch and Hi Hat has remained constant. Mike will attempt to obtain a map of the area due to possible development including a road east of the Association.
- **Violations:** 1200 Bern Creek Loop culvert under alternate driveway was cleared and now the blockage appears to be created from the main driveway culvert at 1200 Bern Creek Loop. A follow up letter will be mailed to 1200 Bern Creek Loop requesting to clear the main driveway culvert and a third letter to 12008 Slough Rim with a 60 day notice to trim back the fence line.

NEW BUSINESS:

- **Ken Baugher:** Ken issued a complaint on the landscapers for mowing recently planted grass and plants. Ken Castro has been requested to follow up with Ken for clarification on the issue.

- 2022 Budget: Mike Hutchinson asked for Board members to have recommendations on the 2022 budget ready during the September meeting and to be settled on at the October meeting.
- Culvert Policy: Tommy Gregory requested Joe mail out the owners the culvert policy, fence policy and information regarding meetings held on Zoom to all owners with a reference to Mike Hutchinson's blog.
- Mowing Contract: Cindy Martin mentioned having the Board consider new mowing contractors, Joe with Pinnacle submitted one proposal and Mike Hutchinson will talk to owner Kurt Christ on recommendations. Gary Dahl recommended the Board meet with potential contractors to define what is expected.
- Frank's Newsletter: Frank Rich will call Board members to ask what they would like to see in Frank's newsletter.

REVIEW ACTION ITEMS:

- Mike Hutchinson will check on well testing
- Mike Hutchinson will obtain mowing company recommendations
- Joe will mail out culvert/fence policies

NEXT MEETING – September 28, 2021 @ 7:00 via Zoom.

ADJOURNMENT:

Mike Hutchinson adjourned the meeting at 8:14pm