

BERN CREEK HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

September 27, 2022

BOARD OF DIRECTORS MEETING MINUTES

CALL TO ORDER: The meeting was called to order by Mike Hutchinson in person at 7:07 p.m.

DETERMINATION OF QUORUM AND CONFIRMATION OF PROPER MEETING NOTICE: Present via Zoom were Mike Hutchinson, Cindy Martin, Frank Rich, Mike Resnick, Tommy Gregory and Gary Dahl, 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 in person.

APPROVAL OF PREVIOUS MINUTES: A **MOTION** was made by Frank Rich to approve the minutes of August 23, 2022, seconded by Cindy Martin. **Motion passed unanimously.**

TREASURER'S REPORT:

Balances as of 8/19/2022= Operating \$52,827.93 Reserves \$159,565.94 Cadence CD \$92,840.53

A **MOTION** was made by Frank Rich to approve the following invoices, seconded by Mike Resnick, Pinnacle CAM in the amount up to \$770.00, GreenTech in the amount of \$1,890.00. **Motion passed unanimously.**

- **Missing Check:** Mike Hutchinson led discussion on the missing lien/foreclosure check from 2019. The check which was deposited was for the incorrect amount and the deposit was withdrawn and the second deposit for the correct amount was never made. In researching the second foreclosure on this property, Mike discovered the first check was never deposited after the withdrawal. The numbers on the deposit stamp are not legible and Becker Law is attempting to track the check. Mike will file an insurance claim on the missing check.

OLD BUSINESS:

- **Review and discussion of Lakewood Ranch Southeast pumping station:** Lakepark pumping station was not originally on the development plans. The station ~~was~~will be added to the conservation easement south of Bern Creek and is now South of Slough Rim. ~~A with a~~ fence will be installed and no access to Bern Creek culverts. ~~Lakepark~~Lakewood Ranch SE has gone to the state for review. Stipulations on Lakepark stated they are not allowed to change density rights which is being done. Susan Schoettle will send a letter stating Lakepark is not staying with the plans.

NEW BUSINESS:

- **Review and discussion of Tannenbaum retainer:** Gary motioned for Mike Hutchinson to sign the retainer, seconded by Frank Rich, motion passed unanimously.
- **Review and discussion of 2023 budget:** Discussion was held on keeping the overall budget the same as 2022 with the reserve contribution slightly higher than 2022. Cowpen repairs are needed as well as the fence on Celestine. Membership expressed the need to keep the fence in

the past ~~and it was replaced~~. An amendment to remove the fence can be introduced. Frank motioned to present a continuation of the fence on Celestine and present two budgets, one with the fence and one without the fence, seconded by Gary for two option budget, motion passed unanimously.

- Review and discussion of David Brim email: It was decided the Sheriff does not have the authority to patrol Bern Creek. A letter on the nuisance of speeding will be sent to the owners speeding through the community.
- Review and discussion of violations: Cindy motioned to clean up 1101 Bern Creek Loop fence line up to \$1500, seconded by Gary, motion carried 5 – 0. Frank Rich abstained. 1200 Bern Creek Loop will be completed in October. Slough Rim is completed.
- Review and discussion of other new business: Gary mentioned he is not happy with Wilhelm and would like a schedule on the number of times and when the community is mowed through the year. Cindy recommended having drone photos of where the water is being held affecting the mowing. The results of the road striping are not favorable, Joe will mail a letter to the contractor to not return.

REVIEW ACTION ITEMS:

- Mike H: Tannenbaum retainer.
- Joe: Letter to striping contractor.
- Joe: Wilhelm Schedule.
- Joe: Letter to owners speeding.

NEXT MEETING – October 25, 2022 @ 7:00 via Zoom.

ADJOURNMENT:

Mike Hutchinson adjourned the meeting at 8:49pm.