

**BERN CREEK HOMEOWNERS' ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING**

**September 28, 2021**

**BOARD OF DIRECTORS MEETING MINUTES**

**CALL TO ORDER:** The meeting was called to order by Mike Hutchinson via Zoom at 7:00 p.m.

**DETERMINATION OF QUORUM AND CONFIRMATION OF PROPER MEETING NOTICE:** Present via Zoom were Mike Hutchinson, Ken Castro, Michael Resnick, Tommy Gregory, Cindy Martin and Gary Dahl. Frank Rich 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 August 24, 2021, meeting minutes was made by Ken Castro as presented and seconded by Tommy Gregory. **Motion passed unanimously.**

**TREASURER'S REPORT:**

Balances as of 8/21/21= Operating \$53079.30, Reserves \$106857.87 Cadence CD \$92,667.49.

A **MOTION** was made by Michael Resnick to approve the following invoices, seconded by Cindy Martin, Wilhelm Brothers in the amount of \$1,750, Pinnacle CAM in the amount of \$728.26. **Motion passed unanimously.**

**OLD BUSINESS:**

- Culvert Letter: The culvert letter/notice was mailed to the membership in September.
- 2022 Budget & Nabr: The Association ~~is currently under budget for~~ at the end of the year by approximately \$27,000 in owner equity. Two thirds of the ~~amount~~ carry-over, approximately \$18,000 will remain in checking and one third, approximately \$9,000 will be added to reserves. The 2022 assessments will remain the same as 2021. The Nabr community website will be launched in January with details to follow. Cindy Martin motioned to have up to \$100 contributed to the Halloween celebration, seconded by Ken Castro, motion passed unanimously.
- Well Testing: Mike Hutchinson led discussion that the announcement was posted on Nextdoor with no new information.
- 12008 Slough Rim: Owner was given until October 31 to cut back, will be extended if area remains wet. Joe will offer to walk areas with owners to identify areas of concern.
- Violations: 1101~~0~~ & 1200 Bern Creek Loop recommended to receive notice to resume cutting back along the fence lines. 1300 Bern Creek Loop will be asked to cut back the other side of the slough.

**NEW BUSINESS:**

- Halloween: Cindy Martin motioned to have up to \$100 contributed to the Halloween celebration, seconded by Ken Castro, motion passed unanimously.
- Arm Mower: Wilhelm will be mowing the swales with the arm mower at the end of October/early November and requested notifying the owners who would like to have their private ponds done at owner expense. Joe will email the association to notify owners.
- Annual Meeting: Scheduled for December 7, 2021 @ 7pm. Via Zoom.

**REVIEW ACTION ITEMS:**

- Mike Hutchinson will investigate lateral water movement from Lakewood Ranch.

**NEXT MEETING – October 26, 2021 @ 7:00 via Zoom.**

**ADJOURNMENT:**

Mike Hutchinson adjourned the meeting at 8:16pm