

BERN CREEK HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

September 22, 2020

BOARD OF DIRECTORS MEETING MINUTES

CALL TO ORDER: The meeting was called to order by Mike Hutchinson, via Zoom at 7:12 p.m.

DETERMINATION OF QUORUM AND CONFIRMATION OF PROPER MEETING NOTICE: Present via Zoom were Mike Hutchinson, Cindy Martin, Gary Dahl, Michael Resnick, and Frank Rich. Kenneth Castro was not in attendance. A quorum was established with five (5) board members participating. The meeting notice was posted on the property forty-eight hours prior to the meeting date in accordance with Florida Statutes. Kasey Dick of Pinnacle Community Association Management was also present.

APPROVAL OF PREVIOUS MINUTES: A **MOTION** to approve was made by Gary Dahl as presented and seconded by Michael Resnick, to approve the meeting minutes of August 25, 2020. **Motion passed 5 to 0.**

TREASURER'S REPORT:

Balances as of 9/19/20 were as follows, Operating \$53,329.33 and Reserves \$59,589.38

A **MOTION** was made by Michael Resnick to approve the following invoices, seconded by Gary Dahl, Hill Law Firm in the amount of \$100, Wilhelm Brothers in the amount of \$1,750, and Pinnacle CAM in the amount of \$698. **Motion passed 5 to 0.**

Unpaid Dues: Three accounts are currently delinquent totaling \$3,049.50. Kasey Dick has advised that friendly letters have been sent by Pinnacle. If not paid after the closing of the September financials the final letter, sent certified, will be sent.

Federal Taxes: Check #312 VOID: Mike Hutchinson has communicated with Pinnacle ownership, including their Certified Public Account (also Owner), who have advised that due to COVID-19 many checks have yet to be processed. Pinnacle will continue to monitor to ensure the payment is received.

OLD BUSINESS:

Cowpen easement: Susan will be setting up a meeting due to some questions she has. Information located by Mike Hutchinson was shared with her and the Association Attorney and at this time they will be holding off on meeting.

Articles – status of Dec. change: The Articles will be printed and taken to the Pinnacle office for notary and witness.

Violations: Kasey Dick of Pinnacle will be doing an inspection tomorrow, September 23, 2020 and report back to the Board.

Newsletter: Changes have been made and the final version sent to the Board for approval.

NEW BUSINESS:

- Annual Meeting is December 3, 2020 @ 7:00 PM at Bethel Church (need to have the check made up in advance to leave at the end of the meeting).

REVIEW ACTION ITEMS:

- Send certified letters to unpaid balances.
- Send violation letters after inspection.

NEXT MEETING – OCTOBER 27, 2020 @ 7:00

ADJOURNMENT:

A **MOTION** was made by Frank Rich to adjourn the meeting at 7:52pm, seconded by Gary Dahl. **Motion passed 5 to 0.**