

# **BERN CREEK IMPROVEMENT ASSOCIATION, INC.**

## **Board Meeting**

**Date:** Tuesday, September 25, 2018

**Place:** Eileen & Mike's  
1550 Bern Creek Loop  
Sarasota, FL 34240

The meeting was properly noticed and called to order at 7:05pm. A quorum was present with Mike Hutchinson, Cindy Martin, Gary Dahl, Ken Castro and Kaki Decker. Michael Resnick and Colleen Norman were absent.

Cindy made a motion to approve the minutes from the August 28, 2018 meeting; Gary seconded. All in favor.

### Treasurer Report

As of 9/25/18 the bank balances were as follows:

Operating Account \$21,349.62

Reserves Account \$97,531.55

Kaki made a motion to approve checks to RCM for \$819.14 and Wilhelm for \$1750.00. Kenny seconded. All in favor.

Collections Update – only 1 property with an unpaid balance.

### Old Business

Document Committee – Reviewed the August meeting held for the community at Bethel Mennonite Church. Discussion was civil and had some helpful feedback. Only 21 surveys have been turned in so far. The committee has made a general timeline for 2019 trying to make more opportunities for community gatherings and feedback. A letter will go out in the Annual Meeting packet from the committee along with another type of survey.

Drainage – Reviewed discussion from the meeting with the community in August. Some homeowners want the drainage to be taken over by the community. This is not financially feasible. Some board members and community members along with Richard Claybrook met with members of the county to discuss drainage and roads being taken over by the county. (Attach Mike's report.)

Cowpen Lane bids – no updates

Slough Rim Bridge bids – We have one bid. Discussion that this bridge needs to be repaired in the near future but we will attempt to get at least one more bid plus estimates to replace the ditch blocks and this will be brought to the annual meeting.

Budget – Breakdown and explain to membership the unexpended amount and moving it forward to the 2019 operating budget. Discuss with membership the advantage to making the Road Reserve account less specific (to cover repairs, bridges, under the road culverts, etc) and call for a vote.

Annual Meeting Date – Bethel Mennonite Church was unavailable for our first date of choice. Board members looked at dates and came up with December 3 as the new choice. Kaki will check with the church for availability or find a new venue.

Violation Update – the ride around was done but no letters sent due to the water level.

1400 Bern Creek Loop ARC – Alex will write a letter to the owners explaining that with the current deed restrictions they can screen/conceal the RV or they can turn in an appropriate ARC for a building.

### New Business

Annual Meeting – see if the community wants to vote to “overturn” the 3 documents brought to the community at once in order to separate a few of the key deed restrictions out and work on them separately/in advance.

Neighborhood get together – A request was brought to the board through Kaki regarding funds for a community Halloween party and/or Holiday party. The board was amenable to looking at possibly helping to fund this if the homeowners turn in a detailed letter with the request. Kaki will respond to the homeowner to let them know the next board meeting is October 23 and that the written request needs to be turned into a board member a few days in advance.

2250 Bern Creek Loop ARC – Nothing in the deed restrictions covers solar panels. Therefore the homeowner does not need permission. However the same homeowner does still need to turn in their ARC for the extra building per previous board requests.

Lot #94 – Color on extra building does not match closely enough the yellow on the house. Alex will write a letter to the homeowner addressing the issue.

Driveway Culverts – Mike and Alex will work on a letter regarding the policy of the responsibility of culverts running under driveways.

### NEW Action Items

Kaki will check with Bethel Mennonite Church for availability

Mike H will try to get another bid for Slough Rim bridge plus estimates for ditch blocks

Kaki will respond to homeowner regarding funds for community get togethers

Gary and Mike H will work on new ARC

Cindy will write up additional wording to Compliance Procedure and bring for approval

### Next Meeting

October 23, 2018 at Mike's: 1550 Bern Creek Loop

Meeting adjourned at 9:27pm