

Notice of Special Meeting

Monday, April 29, 2019

6:30 PM

Bethel Church 2985 Bethel Ln

Sarasota, FL 34240

Dear Bern Creek Owners,

April 11, 2019

Please be advised this is the Notice for a Special Meeting to take place on Monday April 29, 2019 6:30 PM at Bethel Church 2985 Bethel Ln, Sarasota, FL 34240. Two major subjects will be covered.

Keep the Country...Country (Rural Heritage not Urban Sprawl)

First, Becky Ayech (President of the Miakka Community Club will be at the meeting to talk to us about their plan to keep the NE corner of Sarasota County rural.

This initiative was triggered by a public meeting Jan. 24 by Don Neu and Rod Krebs to allow increased density in the NE corner of Verna and Fruitville roads. Higher density reduces the per lot cost for sewer and water system. The plan includes having the County front the money to extend utilities out Fruitville Rd. thereby reducing the developers' upfront costs

This impacts Bern Creek directly in a couple of ways. It is my opinion that the Lakepark Estates hamlet, just to our east, is stalled because of the development costs. Having the sewer and water run out Fruitville Rd. by the County reduces their costs. Also having sewer and water on Fruitville may provide the developers eyeing the Chapman property more options to increase density. Lastly, if the sewer and water are run past us on Fruitville Rd. the County, wanting more customers for their sewer and water system, may want the residents of Bern Creek to hookup in the future. You can find background info at <http://berncreek.net/Country.html>

Document Committee

In 2019 the Document Committee has been spending some of its time trying to figure out a way to make less changes for the community yet still clear up the Deed Restrictions that we have. With the input from the community meeting in August 2018, we thought that instead of making so many changes we could simply clarify some of the restrictions in a document of "Rules and Regulations". Many HOAs have one of these documents for this purpose. This document would in no way be used to make new regulations or change the existing ones; it is only allowed to clarify what already exists.

With that in mind there are a few of the Deed Restrictions that we observed the community still felt strongly on changing. Two of these that garnered extra attention back in August were #6 and #11. The first of those is regarding sheds. The second pertains to how things are blocked or screened from view on plots. We have looked at those two especially closely and believe we have come up with changes to reflect the community's desires in those areas.

After much discussion, the committee also felt it would be extremely helpful for the community to change the Deed Restrictions sooner than later. One of the most useful for all involved – that's YOU! - would be saving the time and energy on some of the conflicts regarding the changes homeowners wanted (such as sheds). This enables less letters to be sent out, less strife, etc. If the community votes in favor of this then we would send the Deed Restrictions with the changes the homeowners were interested in off to the lawyer so as to speed up the process for this document. With that in mind, a proxy is enclosed for you to vote if you cannot come to the meeting on April 29th.

BERN CREEK IMPROVEMENT ASSOCIATION, INC.
Special Membership Meeting

To:

ALL MEMBERS OF THE BERN CREEK IMPROVEMENT ASSOCIATION NOTICE IS HEREBY GIVEN THAT THE SPECIAL MEETING FOR THIS ASSOCIATION SHALL BE HELD IN ACCORDANCE WITH THE FLORIDA STATUTES 720. ON THE DATE, HOUR, AND PLACE BELOW:

DATE: Monday, April 29, 2019
HOUR: 6:30 PM
PLACE: Bethel Church: 2985 Bethel Ln, Sarasota, FL 34240

MEETING AGENDA

1. Call the meeting to order
2. Certify a quorum of the Members
3. Proper Meeting Notice
4. Keep the Country...Country (Rural Heritage not Urban Sprawl)
 - a) Becky Aych of Miakka Community Club
 - b) Questions
5. Document Committee
 - a) Discuss allowing documents to be changed individually
 - b) Review Deed Restrictions to be changed and go to lawyer
6. If time permits
 - a) Bridge repair
 - b) Drainage
 - c) Cowpen
7. Adjournment

Bern Creek Improvement Association, Inc.
LIMITED PROXY
April 29, 2019

The undersigned hereby appoints _____ as my proxy (or if I have not appointed a proxy above, I hereby appoint the Secretary of the Association, on behalf of the Board of Directors), with full powers of substitution, for all matters to come before the Special Meeting of the Bern Creek Improvement Association, Inc. to be held Monday, April 29, 2019 at 6:30PM at the Bethel Church 2985 Bethel Ln, Sarasota, FL 34240 , and any adjournment thereof. The proxy holder named above has the authority to vote and act for me to the same extent that I would if personally present, with the power of substitution, except that my proxy holder's authority is limited as indicated below:

For your vote to be cast on the following issues, you must indicate your preference in the boxes provided below.

LIMITED POWERS

[_____] I hereby specifically authorize and instruct my proxy to cast my vote in reference to the following matters only as indicated below:

Proposed to allow the Deed Restrictions to be vote on as a separate document:

_____ YES: I vote to allow the Deed Restrictions to be voted on as a separate document by the Membership.”

_____ NO: I vote against this measure.

Lot Owner(s)

Address: _____

Signature _____

Date: _____

Signature _____

This proxy is revocable by the lot owner and is valid only for the meeting for which it is given and any lawful adjournment. In no event is the proxy valid for more than ninety (90) days from the date of the original meeting for which it was given.