

CREEKSIDE PRESERVE HOMEOWNERS' ASSOCIATION, INC.

A Corporation Not-for-Profit

NOTES FROM THE ANNUAL MEETING February 10, 2022

DRAFT

The Annual meeting was scheduled to take place at 7:00 p.m. at the Parrish United Methodist Church, Room 123, 12140 69th Street East, Parrish, FL 34219.

The meeting was called to order by Chris Bernard at 7:07 p.m. A quorum was established with the following Board members present:

Chris Bernard Ken Williams Bruce Trautweiler Ken Knight

Chris Hannan was not present.

Notice of the meeting was delivered to each Board Member and posted on the property prior to the meeting in accordance with the requirements of the association documents and Florida Statutes.

Gary Hamill and Dayna Smith represented Lighthouse Property Management.

A quorum was met for the Annual Meeting with well over total the required 23 owners required. 132 owners were present either in person or by proxy.

UNDER THE HEADING OF PROOF OF NOTICE OF THE MEETING

Proof of notification was provided by the Lighthouse Property Manager. Mr. Trautweiler, Mr. Williams, and Mr. Bernard verified the notarized affidavit.

READING AND DISPOSAL OF UNAPPROVED MINUTES FROM THE 2021 ANNUAL MEMBERS MEETING: There were no minutes from the 2021 Annual Meeting because a quorum was not met.

UNDER THE HEADING OF REPORTS OF OFFICERS

Mr. Trautweiler reported on 2021 Financials:

- \$473,376 in reserves.
- Changed Banks.
- Larger expenses to hit the 2021 operating budget included repair of front wall and gate repairs.
- Aged balances totaled \$11000 in total (majority of deficit is the result of two owners).
- Legal action being taken on two accounts with majority of late fees.

Mr. Bernard reported on the following;

- Vendors are tracked down if there is gate damage caused by one of their trucks.

UNDER THE HEADING OF REPORTS OF COMMITTEES

Landscaping Committee

- Front improvements being done including the wall, irrigation, and new plantings.
- Asking landscaper to remove dead plants without being asked.

ELECTION OF DIRECTORS BY ACCLAMATION: No election needed as there was only (1) application submitted for the one (1) open position: Kayla Weston will be elected by acclamation and

will serve a three-year term. Mr. Trautweiler and Mr. Knight still have two years remaining while Mr. Bernard and Mr. Williams still have one year remaining.

UNDER THE HEADING OF OLD BUSINESS

No old business

UNDER THE HEADING OF NEW BUSINESS

Tallying the proxies

In an effort to get more proxies, the meeting was tabled by President Mr. Bernard, and scheduled to resume on March 3, 2022 at 7:00 p.m.

22-01: MR. BERNARD MADE A MOTION TO TABLE THE ANNUAL MEETING AND TO RESUME ON MARCH 3, 2022. MR. TRAUTWEILER SECONDED. THE MOTION PASSED UNANIMOUSLY, 4-0.

OWNER COMMENTS, the Board took Q & A from 27 homeowners in attendance.

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