

**CREEKSIDE PRESERVE HOMEOWNERS' ASSOCIATION, INC.**  
*A Corporation Not-for-Profit*  
**MINUTES OF THE ANNUAL MEMBERS MEETING RESUMED**  
**March 3 ,2022**

**DRAFT**

The resumed annual member meeting of the Creekside Preserve Homeowners Association, Inc., was held on March 3 ,2022, at Parrish United Methodist Church, 12140 69<sup>th</sup> street E. Parish FL. 34219 and virtually via zoom.

**Resume the meeting:**

The meeting was resumed from the February 10,2022 members meeting by the President, Mr. Chris Bernard at 7:00 p.m.

**Proof of Notice:**

Notice of the meeting was posted on the property prior to the meeting in accordance with the requirements of the Association Documents and Florida Statutes.

**Determination of a Quorum:**

The following Board Members were present in person or virtually via zoom conference. Chris Bernard, Bruce Trautweiler, Ken Williams, Kayla Weston, and Ken Knight were present along with a quorum of the membership in person or by proxy. Mr. Paul Colella, CAM, Project manager represented Lighthouse Property Management.

**Continuation of new business:** The members ballots were reviewed and counted. Listed below are the results of the members ballots. After further discussion by the Board a **MOTION** was made by Chris Bernard to adopt the membership vote approving the special assessment and pooling method of reserve funding. Second by Bruce Trautweiler, all in favor the **MOTION PASSED.**

1. Do you approve a special assessment for the paving project, including costs incidental thereto, in the total amount of \$56,000.00, or \$250.00 per lot payable in installments of \$125.00 on July 1, 2022, and \$125.00 on October 1, 2022?  
**158 Votes yes approving the Special assessment, 7 votes No, not in favor of a special assessment. The members approved the special assessment.**
2. Do you approve of the Association switching from the component or straight-line method of funding reserves to the pooling or cash flow method of funding reserves?  
**158 votes yes, approving the pooling method of funding the reserve, 6 votes NO, not in favor of the pooling method of reserve funding. The member approved the pooling of reserve funds.**
3. Do you approve of the Association expending funds for capital improvements to the Common Area consisting of installing speed bumps for traffic calming purposes as part of the paving project?  
**114 votes yes, approving of the installation of speed bumps, 50 No votes, not in favor of the installation of speed bumps. The members did not approve the installation of speed bumps.**

Paul Colella provided an overview of next steps in moving the asphalt paving project forward to include a scheduled pre-construction meeting onsite with all the vendors involved. Owners were requested to stay tuned to the community website for project communications. The Project is anticipated to get started the end of March, first week of April. The project will

require cooperation by all owners regarding scheduling of deliveries and weekly services along with relocating vehicles parked during the paving project.

**Owners' comments/Questions and concerns:**

The Board President provided an overview of the efforts undertaken to inform the membership of items on the ballot to gather their participation and proxy on the matter of the paving project. There was further discussion regarding speed bumps, and the use of flashing speed limit signs. The Board will review various options to control traffic speed in the community.

There was further discussion related to the new Lowes shopping center and the reconfiguring of roadside sidewalks, and access roads.

**Adjourn: A MOTION** was made by Bruce Trautweiler to adjourn the meeting, second by Ken Knight. All in favor the **MOTION PASSED**, and the meeting adjourned at 8:07 pm.

**Respectfully submitted,**

*Paul Colella CAM*

**For the absent Gary Hammil CAM**