

# **CREEKSIDE PRSERVE HOMEOWNERS ASSOCIATION, INC.**

A Corporation Not for Profit

## **MINUTES OF THE ANNUAL MEMBERSHIP MEETING FEBRUARY 22, 2018**

The Annual Membership Meeting was held at 7:00 p.m. at the Faith Lutheran Church, 9608 US Highway 301 North, Parrish, FL 34219.

The meeting was called to order at 7:10 p.m. by the President, Barrie Heffner. A quorum was declared to be present with 28 owners present in person or by proxy.

Notice of the meeting was mailed to each owner at their last known address. Doug Shepherd and Dayna Pressley represented Lighthouse Property Management. Paul Olah was also in attendance from the Law Offices of Wells | Olah.

An affidavit of mailing was presented by Doug Shepherd.

**UNDER THE HEADING OF MINUTES**, approval of unapproved minutes was deferred until the meeting in April.

**UNDER THE HEADING OF WEBSITE**, Chris Berg presented the initial design of the association's new website. He demonstrated what it is designed to do and solicited input from owners about additional capabilities they might want. He would like to receive suggestions with the next 48 hours. It will take a couple weeks for him to incorporate any new into the website.

**UNDER THE ARHITECTIONAL REVIEW COMMITTEE**, the revised Architectural Change Request form was approved by the Board. This form is to be submitted for any changes an owner wishes to make to the exterior of their property as it requires approval before proceeding with any changes. It was confirmed that the color pallet is on the website. Although the pallet consists of Sherwin Williams colors, you can have the color matched from any other brand of paint.

**UNDER THE HEADING OF MAINTENANCE COMMITTEE**, see attached report from Chuck Kadlec. He also announced his resignation from this committee.

**UNDER THE HEADING OF COVENANTS COMMITTEE**, Bruce Trautweiler reported that several property inspections have been conducted and violation letters have been sent by management. The level of owner compliance is quite high.

**UNDER THE HEADING OF FINANCIAL**, Mr. Bartelt, Treasurer, reported that due to the large landscaping project for the entrance, the association ended 2017 with a \$11,000.00 deficit. The association is in good shape overall. Contributions to the reserve accounts is flat as maintenance projects were expensed from them.

**UNDER THE HEADING OF SPIRIT COMMITTEE**, this committee is basically inactive. There is currently no chair. Volunteers are being sought to revive this committee.

**UNDER THE HEADING OF WELCOME COMMITTEE**, this committee needs volunteers to welcome new owners and tenants into the community.

**UNDER THE HEADING OF OTHER BUSINESS**, a discussion was held about speeders. The consensus was that the 25 mile per hour is too high. Additional signs could be installed, but the distance between the signs must be determined in order for the speed limit to be enforceable..

Also discussed was parking on the streets, the difficulty of navigating down the street due to vehicles parked on both sides, children playing in the streets.

The question was asked what constitutes being a member of the association. The association's attorney, Paul Olah who was at the meeting, stated that an owner is the person or persons who are named on the property deed that is recorded at the Manatee County Clerk of Court. He also stated that you must be a homeowner to serve on the Board.

**ADJOURNMENT:** With no further business before the Board, the meeting was adjourned at 8:40 p.m.

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Douglas C. Shepherd, Assistant Secretary

Dated this 1<sup>st</sup> day of March, 2018.