

CREEKSIDE PRESERVE HOMEOWNERS ASSOCIATION, INC.

A Corporation Not for Profit

MINUTES OF THE ANNUAL MEMBERSHIP MEETING FEBRUARY 27, 2020

DRAFT

The Annual Membership Meeting was held at 7:00 p.m. at the Parrish United Methodist Church, 12140 69th Street East, Parrish, FL 34219.

The meeting was called to order at 7:02 p.m. by the President, Chris Bernard. A quorum was declared to be present with **24** owners present in person or by proxy.

Notice of the meeting was mailed to each owner at their last known address. Gary Hamill and Dayna Pressley represented Lighthouse Property Management.

An affidavit of mailing was presented by Gary Hamill.

Board members in attendance included the following directors;

Chris Bernard Alex Mindrup Ken Williams Bruce Trautweiler Robert Korfman

UNDER THE HEADING OF MINUTES:

RESOLUTION 20:01: Mr. Bernard made a motion to approve the minutes from the February 21st, 2019 Annual Meeting, seconded by Mr. Trautweiler, the motion was approved unanimously.

MOTION TO CLOSE BALLOTING:

RESOLUTION 20:02: Mr. Bernard made a motion to close the ballot counter. Mr. Williams seconded. The motion was approved unanimously.

UNDER THE HEADING OF REPORT OF OFFICERS

TREASURER'S REPORT

Mr. Trautweiler reported on the budget. Biggest expense to cause the budget to be approximately \$5400 over budget. The expenses was the gate. The installation of the light poles, gate repairs, etc.

Delinquent accounts are at about \$8500. Approximately \$7600 of that \$8500 was among three homeowners. Most homeowners are currently in good standing

\$150,000 in CDs that are maturing in June. We will be renewing them likely at a lesser rate.

As of January 1st, there's about \$341,000 in reserves. The big question is what to do with the roads. Current reserve dedicated to roads likely won't cover the cost.

UNDER THE HEADING OF COMMITTEES

ARC COMMITTEE

40 of 63 ARCS were approved.

LAKE COMMITTEE

Board encouraged homeowners who have a passion for the community lakes and wildlife to get a lake committee up and running.

UNDER THE HEADING OF OLD BUSINESS, the board reported on the following topics;
DELINQUENCIES

Attorney working with new owners on repaying member fees for recently purchase home.

PAINTING

Mr. Trautweiler reminded homeowners to paint their homes.

UNDER THE HEADING OF NEW BUSINESS, The board reported on the following topics;
ROAD IMPROVEMENTS

Getting three different proposals that include patch job, a complete asphalt resurfacing, and a hybrid of the both. Bids will be coming soon.

RULES AND REGULATIONS

Working with the attorney to update the governing docs and make them more relevant to the community.

SPEED LIMIT SIGNS

MPH signs will be updated from 25 mph to 17 mph.

LANDSCAPE COMMITTEE

Currently looking for volunteers to assist with landscape, maintenance, and social committee.

TAILGATING AT GATE

Looking at speed bump at gate arm.

PATH FROM SIDEWALK TO PLAYGROUND

Getting estimate for concrete.

POWER WASHING

Awaiting estimates for common area sidewalks and white vinyl fencing. Homeowner sidewalk and driveways are the responsibility of the homeowner.

COMPLIANCE

The Board and Property Manager will be working together to ensure homeowners are in compliance.

UNDER THE HEADING OF ELECTION RESULTS:

Mr. Bernard reported that Chris Bernard and Ken Williams have been elected to fill the two open positions on the board.

UNDER THE HEADING OF OWNER COMMENTS: Homeowners brought up the following concerns;
Storm Sewer – request to get bids to have them cleaned out to remove blockage.
Feral Pigs – request to look at options are keeping the pigs out of the community.
Pond – Concerned about
Retention Pond – Concerned someone might be dumping something as there is a 50-foot pine that has died.
Color Schemes – Homeowner requested a possibility of adding color templates to available options.
ARC Fees- Homeowner expressed concern as to why there is a \$25 fee for ARC requests.

ADJOURNMENT: With no further business before the Board, the meeting was adjourned at 8:18 p.m.

Gary Hamill, CAM
Property Manager for Creekside Preserve