

CREEKSIDE PRESERVE HOMEOWNER'S ASSOCIATION, INC.

A Corporation Not for Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING February 24th, 2021

Draft

A virtual meeting of the Board of Directors was held virtually for the Creekside Preserve Homeowner's Association.

The meeting was called to order at 7:09 pm by the President, Mr. Bernard.

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 Paul Colella represented Lighthouse Property Management.

A quorum was declared to be present with the following Directors in attendance:

Chris Bernard Bruce Trautweiler Ken Knight Ken Williams Chris Hannan

UNDER THE HEADING OF APPROVAL OF MINUTES:

RESOLUTION 21-01: MR. TRAUTWEILER MADE A MOTION TO APPROVE THE JANUARY 7, 2021 BOD MEETING MINUTES. MR. HANNAN SECONDED. MOTION APPROVED UNANIMOUSLY, 5-0.

UNDER THE HEADING OF NEW BUSINESS:

I) Tree Discussion

- a. Cyprus trees planted by developer on common area along preserve shoreline
- b. Homeowner worried about roots causing damage to pool plumbing
- c. Arborist looked and gave options to cut trees down or remove roots
- d. Quality Landscaping provided quote of \$2200 to remove trees

RESOLUTION 21-02: MR. BERNARD MADE A MOTION TO DENY THE REMOVAL OF THE CYPRUS TREES LOCATED ON THE COMMON AREA. MR. TRAUTWEILER SECONDED. MOTION APPROVED UNANIMOUSLY, 5-0.

- f. Request for a letter be sent from attorney informing homeowner of the Board decision.

II) Asphalt Project - Project Manager, Paul Colella from Lighthouse discussed the following;

- a. Project Manager services to include review of finances, examining what is included in scope of work bids, oversee vendors, etc (will be provided to Board)
- b. \$85/hour, can include a not to exceed number (\$2500-\$3000 estimate)
- c. Process from start to estimate would be 5-6 months
- d. Target start date recommended for October

RESOLUTION 21-03: MR. BERNARD MADE A MOTION TO ENGAGE IN THE SERVICES OF PAUL COLELLA OF LIGHTHOUSE TO MANAGE THE ASPHALT LIFT PROJECT, WITH A NOT TO EXCEED AMOUNT OF \$3000. MR. TRAUTWEILER SECONDED. MOTION APPROVED UNANIMOUSLY, 5-0.

- e. The Board will review the contract for further discussion
 - f. In terms of communicating with Mr. Colella, Mr. Knight has volunteered his services as the point of contact
- III) Bulk Internet Proposal
- a. Will get numbers from Spectrum to see if its worth pursuing
 - b. Hotwire (fiber optic), Spectrum
- IV) Document revisions
- a. Fining Procedure / Amendment
 - 1. Including creating a legal document with fining policy and procedure
- V) Home X Debt/Foreclosure
- a. No open mortgage foreclose case, however owner is trying to get current tenants out
 - b. There was an application for tax deed and then a release, taxes have been paid
 - c. As of February 1, 2021, \$3,145.47, is owed to the association including landscaping charges.
- VI) Parking Alternatives
- a. Street vs. Sidewalk
 - 1. Discussion to enforce illegal /wrong direction parking

UNDER THE HEADING OF NEW BUSINESS:

No new business

ADJOURNMENT: There being no further business, the meeting adjourned at 9:10 p.m.