

CREEKSIDE PRESERVE HOA, INC.
HOA MEETING MINUTES

Date: January 12th, 2023

Time: 7:00 p.m.

Knight Household

OLD BUSINESS

- 1) Call meeting to order. Attendees Kayla Weston, Chris Bernard, Janet Kalman, and Ken Knight.
- 2) Establish a quorum – Yes
- 3) Board position adjustments
 - a. Background
 - b. In accordance with Article 8, Section 3 of our Declarations, a motion is made by Chris to remove “Director” officer status and all “board officer communication functions” from Kayla Weston; including, but not limited to, communicating with Lighthouse, communicating to current or prospective vendors, communicating to neighbors in the capacity of a “board officer”. 2nd by Ken .
 - i. Discussion of motion (clarification).
 1. Kayla will continue to be on the board as an “At Large” member until a voluntary tenure of her resignation is offered as requested by the board per “official vote” and “approval” as reflected in meeting minutes on 11/4. Note at this time she has told a vendor she has resigned but that has not been made official.
 2. If the board sees fit, an official “Recall” can be done to completely remove Kayla from the board according to Section 720.303(10), Florida Statutes
 - ii. Motion passes (3 affirmative / 1 dissented)
- 4) Meet the candidates meeting for members (going beyond the bio) – did we want to do this?
 - a. Not required.
 - b. Note: Kayla departs
- 5) Landscaping. *Responsible Party: Janet*
 - a. Janet to communicating to Tito – a lot of weeding.
 - b. Mulch – take out the old stuff out. Brown or dark brown mulch. Bulk vs. bags.
- 6) Fining Review Updates. *Responsible Party: Chris*
 - a. Day 1, 15 day courtesy (day 15th), 30 days from then (day 15th) NOLA, 30 days from then (to attorney). Chris to contact to Brittany to get 15 day letter send out to violators.
 - b. Chris to touch base Fining Committee Head and Brittany (email?) – fine? Then Schieber home. *Responsible Party: Chris*
 - c. 3828 91st Ave East, Parrish – attorney status on business and non-compliance with rental agreements. *Responsible Party: Chris*
 - d. Other updates
- 7) Creekside Commons update.
 - a. Ken to call county to get update per Denise. Feb. 2/15
- 8) Attorney
 - a. Contract for Paving – core samples (date Paul is contacting engineers according to Ken)
 - i. What is contract is obviously violated (core samples etc)?
 - ii. What is contract is believed to be violated?
 - b. Board member application concerns

- i. Note for February elections meeting. VP appointment to temporary President to oversee the meeting, "Preside." *Responsible Party: Chris*
- 9) Basketball court redo – all is well
- 10) Golf Cart Reckless driving
 - a. Declarations nothing noted, nothing enforceable.
- 11) Playground repairs. *Responsible Party: Chris*
 - a. Gate is fixed.
 - b. Rust needs brushed and refinished
 - c. Plastic tube hole
 - d. Janet to send pics to Amanda.
- 12) Christmas Lights. *Responsible Party: Spirit Committee*
 - a. Saturday take down
 - b. Next year – budget allows buy others?
- 13) Pedestrian gates. *Responsible Party: Chris*
 - a. MacKelvey will help Ken, Chris.
- 14) More lighting Islands front (Todd R.). *Responsible Party: Ken*
 - a. Solar is not a long term solution.
 - b. Ken will explore with Todd R. (Chris to provide info)
- 15) Website. Newsletter.
- 16) ARC
- 17) Paving project (Paul, Ken and Angie) – determined where core samples need to be. Pursue legal action if necessary.
 - a. Patchwork in front of 9037 39th 4 ft off curb, 5 feet from patchwork
 - b. 3907 91st ave East left of driveway
 - c. 8860 39th left of driveway 7 foot from curb
 - d. 40th ct - left side of cul-de-sac- 6 feet from curb point at white fence -
 - e. 8908 39th - right corner of house 6 ft from curb
 - f. Front of 4011. In the low spot
- 18) U-Turns at front entrance. *Responsible Party: Ken*
 - a. So much new traffic coming from Lowes and community across the street
 - b. Light? County Commissioner has been contacted by Ken.
- 19) Spirit committee update
- 20) Other community discussion.

NEW BUSINESS

- 21) Other community discussion
- 22) Adjournment. 8:38 motion by Ken, 2nd Janet – motion passes.