

CREEKSIDE PRESERVE HOA, INC
HOA MEETING September 21, 2023, 7:00 pm / Zoom Gulf Coast to
provide link
CAM / David Krause - D.Krause@choosegulfcoast.com

Call meeting to order:

Attendance: **Angie, Chris, Steve, Kayla**

Establish a quorum: **Yes. approx 36 member attendees.**

1) HOA Litigation (5 Mins) a. Insurance Agent has been put on notice. It was shared to the members that there is a pending lawsuit filed by one board member against Chris Bernard and the board. The suit is pending with the law firms and the insurance company.

2) Address 5 th board position (5 Mins) : A discussion was had to consider filling the 5th open board seat. Kayla made a motion to add Rosa Payson to the board's fifth seat. Kayla and Steve voted yes and Angie and Chris voted no. The open seat will remain until the next election cycle for Feb 1 2024.

3) Paving Project (15 Mins)----- The below details describe the upcoming schedule for road resurfacing. David at Gulf Coast will soon release maps and more details to the members.

- a. Seal coating to start the 10 th of October through Oct 25th.
 - i. Meeting with PLC towards the end of the month
- b. Gulf Coast to send maps on instructions for road closures.
 - i. 24 hours DO NOT ACCESS (drive on)
 - ii. Plan-ahead for parking
 - iii. Angie to contact Manatee Waste and USPS.

4) Cleaning the preserve borders (10 Mins)

- a. Received multiple bids for cleaning 5-8 feet of preserve borders.
 - i. Monster Tree Service \$50,000.
 - ii. **Quality Home Solutions \$7,500.-----The board reviewed the three bids for clearing and maintaining the preserve perimeter. A vote was made to have our current landscaper, "Quality Home Solutions," Tito and his team have maintained this process for years. In addition, he will further maintain the perimeter monthly for approx \$400 per month.**

- iii. Clear Cut Heavy Brush and Mulching \$35,000.
- b. Make a motion for a vote to complete border clean-up.--All board members voted yes to proceed with Quality Home Solutions

5) Update on Creekside Commons (5 Mins)----- Angie updated that the Benderson team expects to conclude the last steps and return the landscaping and sidewalk to their original state within the next few weeks. More confirmation to follow.

- a. Replacement of dead trees once sidewalk is completed.
- b. Project is finishing up – sidewalk and curbing is next +- 2 weeks.

6) Trees up front need to come down.(5 Mins)

- a. Received multiple bids.----- There are four cypress trees up front that have holes drilled into and poisoned. A discussion on the process to remove was had. There have been bids presented and the board voted to go with Florida's Finest Tree Masters for \$3,850 and \$1,000 to remove the stumps. The vendor will obtain the needed permits from the county.

7) Sidewalk repairs (10 Mins)

- a. Management company to find a vendor to address fixing aged sidewalks.
 - i. Along 301 and multiple areas in community----- Bids to be obtained to review and fix sidewalk areas needing repair.

8) Gulf Coast Management (15 mins)

- a. Emails – everyone receiving?----- if any member is NOT receiving emails, please inform David directly.
- b. October's payment-----coupon books to be printed and released after the 2024 budget is completed.
 - i. Coupon Book for next year
- c. Website (trouble tickets)
- d. Violations-----David affirmed that violations will be emailed to members, followed up by a paper doc mailed to the home.

**9) Schedule the budget meeting in October/November timeframe. (5 Mins)-
- Angie and Chris to review 2024 budget with David in advance of presenting to the members.**

10) Adjournment.