

**CREEKSIDE PRESERVE HOA, INC**  
**BOARD OF DIRECTORS MEETING**

**December 14, 2023, 7:00 pm / Zoom Link Below**

**CAM / David Krause - [D.Krause@choosegulfcoast.com](mailto:D.Krause@choosegulfcoast.com)**

Call meeting to order:

Attendance (public): **approx. 27 members**

Establish a quorum: **Yes**

1. HOA Litigation
  - a. Update --- **The Magistrate Judge agreed with our motion to dismiss and entered a report and recommendation to dismiss the plaintiff's complaint.**
2. Update on Creekside Commons
  - a. Replacement of dead trees--- **replacement of the trees on 301 will be replaced after the sidewalk is completed**
  - b. Sidewalk and road being completed. — **Bendersons contractor is working both the sidewalks and finishing the roads.**
3. Sidewalk repairs by FDOT---
  - a. Along 301--- **The County updated that they depleted funds allocated for the sidewalks. Repairs to be completed 2024 in early Feb. when the fund are available.**
4. Gulf Coast Management
  - a. Violation Status== **David confirmed inspection of CSP to be done Friday Dec 15th 2023. Letters will be sent out to members who are in violation. A public discussion was shared that about 80% of members need to power wash their property. Members must manage themselves or hire someone to avoid getting a violation notice and possible fine.**
  - b. Coupon Books—**for the members that have submitted checks in the past, coupon books will be mailed directly to homeowners. This raised the question of how many email addresses are currently filed. Chris is to extract the member list and verify the email address total head count. Kayla expressed the need to accommodate all members who can't access via zoom with an in-person meeting venue. We'll need to further validate the 2024 rule on how meetings are to be presented to members. The board needs to further validate the state requirements.**
  - c. Monthly Financials-Posted on the Gulf Coast Website

d. Presentation of proposed budget COPY OF PROPOSED BUDGET ATTACHED

**5. Budget Discussion**

a. Board to Discuss & Approve Budget (Vote) **SThe board voted to accept and proceed with the 2024 budget.**

b. Management Company to mail out Budget **Jan 2024**

**6. Key Fobs—New or replacement fobs cost \$40 are available by contacting Angie. She has the forms and the fobs.**

**7. Landscaping Contract--- We have received two bids for landscaping, Angie has received one from Tru Scapes and Steve has received one from Duval. Angie will share to all board members when she receives the third bid.**

**8. Dumping in Preserve--- there are a couple residents who has dumped palm frawns in the preserve. Violation letter to be sent. Reminder to all members that dumping anything in the preserve is not allowed. The county may apply fines.**

**9. Elections**

a. Management Company to mail election sheets **out early Jan 2024**

b. Schedule February annual meeting-- **Feb 29 at 7:00 pm at the Parrish Methodist Church.**

c. **The current docs for CSP do not have any details on election procedures. The board agreed to follow David at GC's advice on election procedure. David recommends following the same template format for elections as with Condo Rule 718. That format is a 60-day, secret ballot rule. The process counts down with prospective candidates submitting their applications. The GC team collects the bios and data on the candidates and sends out a pkg to the members. The members fill in a form affirming their member status, fill in a secret ballot to vote, and return two envelopes to G.C. office. Once the member is validated, the secret ballot is sent to another team and counted. David to validate**

**10. New Business**

a. **Community Backflow testing--- there is a proposal being considered from two local plumbing companies to offer a bulk discount for members to have their back flow serviced. Board to discuss**

**11. Adjournment**