



DATE: Friday, July 17th, 2020
TIME: 1:00pm
PLACE: 7805 Charleston St. Bradenton, FL
ZOOM MEETING MINUTES

APPROVED

Call Meeting to Order: The meeting was called to order at 1:15pm.

Determination of a Quorum: A quorum was established with all five board members present; Lauren Wilson, Susan Lerman, Sandy Rahman, Mitch Hansen, and Lissa Pygott. Also present was Nicole Banks of Sunstate Management.

Confirmation of Proper Meeting Notice: Notice was provided in accordance with the association's documents and FL ST 720.

Appointments / Resignations: None.

Approval of Previous Meeting Minutes: June 23, 2020 MOTION made by Susan, seconded by Sandy to approve as presented. MOTION passed unanimously.

President's Report

- Discuss Membership meeting amendments: Please send your suggestions. This will be up for vote at the Annual Membership meeting in December.
- Review of proposed policy to suspend privileges for past due accounts: The Board discussed this in June, the proposed policy will be posted 14 days in advance and voted on in August.

Treasurer's Report

- June Financial Statements: The Board reviewed the June 30, 2020 financial reports.
- 2019 Audit: Has been completed. A notice was sent to the community. It is also posted on the website.

Committee Reports

- ARC (Lissa): Next meeting is Friday, August 10th at 10am via conference call.
- CDD (Lauren): Trim notice is being sent out to report the high-water mark for assessments for 2021. The budget meeting will be held in August 26th at 6:30pm, location TBD. CDD continues to work with the engineer regarding drainage.
- Landscaping (Sandy): Three large viburnum were planted at the trail on Meeting St. The flower baskets were re-planted and look great.
- Ponds (Susan): Solitude was on site this week to inspect Ponds 13 & 15. All other ponds look good.
- Social / New Events (Sandy / Lauren): No new updates.
- Hurricane: Susan volunteered as the Board liaison.

Homeowner Comments (limited to 3 minutes each)

- Ric questioned the compliance process.
- Loni commented that she is planning to replace her roof. If the color or material is changing, an ARC is needed.

New Business

- Insurance Renewal: The agent will present competitive quotes and they will be presented and then renewed in September. We are expecting about a 10% increase. **MOTION** made by Lauren, seconded by Lissa to approve the insurance renewal not to exceed a 10% increase. MOTION passed unanimously.
- Compliance Review: The Board reviewed the current compliance list. The Board agreed to send final notices to any homeowner listed for hearing panel and include that the Board may levy fines against them at the August meeting. Nicole will pull detailed history on the seven listed for fining and send it to the Board.
- Pest Control: The Board reviewed two quotes, Fahey and Nature Zone. TABLED for August. Need mosquito control figures.
- Confirm Date: 2021 Budget Meeting (Thursday, October 8th at 6pm)
- Confirm Date: 2020 Annual Membership Meeting (Thursday, December 10th at 6pm)

Next Meeting Date: Thursday, August 20th at 1pm via ZOOM.

Adjournment: With no further business to discuss, the meeting adjourned at 2:07pm.

Respectfully Submitted by,

Nicole Banks, CAM

For the Board of Directors