



DATE: Thursday, August 20, 2020
TIME: 1:00pm
PLACE: 7805 Charleston St. Bradenton, FL
ZOOM MEETING
APPROVED MINUTES

Call Meeting to Order: The meeting was called to order at 1:07pm.

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

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

Appointments / Resignations: Social Committee, Patty Lascari, has resigned from the social committee.

Approval of Previous Meeting Minutes: July 17, 2020 MOTION made by Sandy, seconded by Mitch to approve as presented. MOTION passed unanimously.

President's Report

- Discuss Membership meeting amendments- Dog Park, Parking
- Community Updates- Seven Oaks Fitness Center, Restrooms, Re-painting Fence
- Seven Oaks Fitness Center- Flooring (MOTION under New Business)
- Seven Oaks Pool Area near the pond fountain there is a posted plaque that needs to be replaced.
- Pond signs need to be straightened.
- Pond numbered signs were suggested.

Treasurer's Report July Financial Statements were reviewed.

Committee Reports

- ARC (Lissa): Next meeting is Friday, September 4th at 10am via conference call.
- CDD (Lauren): Budget Meeting is next Wednesday at 6:30pm, in person at the Hampton Inn and via ZOOM. Engineering plans for the ponds are underway. Bids for Irrigation / Landscaping Contracts will be voted on next.
- Landscaping (Sandy): Landscaping at the pond has been completed since the last meeting. Carriage Run trimming scheduled will be reviewed.
- Ponds (Susan): No outstanding issues.
- Social / New Events (Sandy / Lauren): Social- Garage Sale is rescheduled for Spring 2021. We will collect for Toys for Tots, no gathering. New Events- None.
- Hurricane: Lauren will send Lauren the list of committee members.

Homeowner Comments (limited to 3 minutes each)

- An owner asked about homeowners with delinquent accounts and the proposed policy. Lauren confirmed that the proposed policy is in addition to the collections policy. An account delinquent over 90 days goes to the attorney for collections.

New Business

- **Review and VOTE on proposed policy to suspend privileges for past due accounts:** **MOTION** made by Susan, seconded by Mitch to approve the proposed policy as presented. MOTION passed unanimously.
- **Compliance Review and VOTE on fining:** The violation log was reviewed.
 - **MOTION** made by Mitch, seconded by Lissa to fine 7636 Charleston for the post light out in the amount of \$25 per day, not to exceed documents / statute maximum. MOTION passed unanimously.
 - **MOTION** made by Mitch, seconded by Lissa to fine 7640 Charleston for the post light out in the amount of \$25 per day, not to exceed the association's documents maximum. MOTION passed unanimously.
 - **MOTION** made by Lauren, seconded by Mitch to levy 8115 Planters Knoll in the amount of the \$100 per day per violation (except the light post will be \$25 per day), not to exceed the association's documents maximum. MOTION passed unanimously.
 - **MOTION** made by Lauren, seconded by Mitch 7906 Ashley Circle in the amount of \$100 per day per violation, not to exceed the association's documents maximum. MOTION passed unanimously.
- **Pest Control Review two quotes and VOTE:** **MOTION** made by Lauren, seconded by Sandy to approve Fahey's quote as presented. MOTION passed unanimously.
- **Fitness Center Flooring:** **MOTION** made by Mitch, seconded by Lissa to approve the flooring replacement at the fitness center, not to exceed \$5,500 to be paid from Reserves. MOTION passed unanimously.

Next Meeting Date:

- **Confirmed Date: 2021 Budget Meeting (Thursday, October 8th at 6pm)**
- **Confirmed Date: 2020 Annual Membership Meeting (Thursday, December 10th at 6pm)**

Adjournment: With no further business to discuss, the meeting adjourned at 2:15pm.