



**DATE:** Thursday, January 27, 2022  
**TIME:** 6:00pm  
**PLACE:** Hampton Inn Suites and Zoom  
8565 Cooper Creek Blvd., Bradenton, FL 34201

### MINUTES

1. **Call Meeting to Order:** The meeting was called to order at 6:08pm.
2. **Determination of a Quorum:** A quorum was established with the following members present; Susan Lerman, Lissa Pygott, Dan Pittaro, Mike Otchet, and Tina Garrett.
3. **Confirmation of Proper Meeting Notice:** Notice was provided in accordance with FL ST 720 and the association's documents.
4. **Approval of Previous Meeting Minutes: October 12, 2021, MOTION** made by Susan, seconded by Dan to approve as presented. MOTION passed unanimously.
5. **President's Report:**
  - Susan welcomed the owners in attendance.
  - Susan announced a change in the organization of the board. MOTION made by Susan, seconded by Dan to accept Mike as director at large and Tina as Treasurer effectively 1/1/22. MOTION passed unanimously.
  - Susan outlined aloud the structure of the meeting and that the board will vote on items after homeowner comments.
  - Town Hall 2/6 at 1pm.
  - Autopay forms were provided at the meeting and encouraged.
  - Reimbursement forms were provided at the meeting and the processed explained.
6. **Treasurer's Report Financial Statements: December 31, 2021**
  - Tina reported from financial reports. Tina confirmed the statements are available on the website.
  - The CPA audit for 2021 is underway.
7. **Secretary's Report:** Lissa read aloud the 2022 committee appointments. **MOTION** made by Susan, seconded by Lissa to approve committee appointments as read. The complete list will be posted on the website. MOTION passed unanimously. Lissa provided the committee reports.
  - **ARC:** Next meeting will be held on 2/4 in person
  - **Communications:** New committee and working on scheduling their first meeting.
  - **Hearings:** None.
  - **Landscaping:** Mulch at Carriage Run is underway. Seven Oaks project is nearly complete. Preserve cut back is 50% complete.
  - **Ponds:** All levels are good. Pump #1 has been repaired. Carp has been ordered for stocking in Pond

#14. The committee is going research benefit of a “no mow” area on the banks of the ponds.

- **Hurricane:** None.
- **Social:** Valentine’s Day Event is cancelled. Spring Fling is planned for the end of March.
- **New Events:** Next meeting date is Tuesday, February 1<sup>st</sup> at 6pm Charleston Pool Area.

8. **Manager’s Report:** Nicole read the report aloud. This will also be emailed to owners.

9. **Homeowner’s Comments**

- Bill Milner asked to be added to the landscaping committee. Bill also asked about the mailboxes. Susan suggested a committee to research options. Bill and Susan volunteered for the committee.
- An owner asked on the installation date for playground. This is pending. Expecting to begin within 60 days.

10. **New Business**

- **Signature Cards:** The bank is preparing the updated signature cards.

11. **Announcements / Next Meeting Date:** Townhall 2/6 from 1-3pm at the Charleston Pool Area. Next Board meeting will be held on Thursday, February 24<sup>th</sup> a 6pm at the Hampton Inn.

12. **Adjournment:** With no further business to discuss, the meeting adjourned at 6:30pm.