

DATE: Thursday, March 24, 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 6:02pm.
2. **Determination of a Quorum:** A quorum was established with the following board 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 governing documents.
4. **Appointments and Resignations:** The board unanimously appointed the following members to the I75 Committee: Tami Cashi, Laurel Barbieri, Pat Kiehn, Doug Pewterbaugh, Gail Klein, Lorraine Allen, and Irva Solomons.
5. **Approval of Previous Meeting Minutes: February 24, 2022, MOTION** made by Dan, seconded by Susan to approve as presented. MOTION passed unanimously.
6. **President's Report:** Attached.
7. **Treasurer's Report Financial Statements:** Tina reported from the February 28, 2022.
8. **Secretary's Report: Committee Reports:** Attached.
 - ARC – April 1st at 10am (completed requests due the Tuesday before)
 - Communications - Patty Small is creating a community directory. Volunteers welcome!
 - Landscaping – Effective April 1st Duval will be on site weekly.
 - Social – Spring Fling
 - 175- met this past Tuesday. Six members were present. Dan is the Board liaison. Next meeting 4/12.
9. **Manager's Report:** Attached.
10. **Homeowner's Comments**
 - June Busby asked about Seven Oaks pool being re-surfaced. Susan confirmed that Charleston Pool is priority.
 - Ric Romanoff asked about his neighbor's account.
 - Denise Broyhill asked about circular driveway. Susan confirmed that all documents will be available for her review.
11. **Unfinished Business**
12. **New Business**
 - **ARC – tree replacement proposed amendment MOTION** made by Susan, seconded by Dan to approve sending the proposed amendment to the membership to vote. The meeting is planned to be held on Thursday, April 28th at 7pm at Hampton Inn. Sunstate will send information to the attorney to properly

draft the mailer. MOTION passed unanimously.

- **ARC Appeal - Legal Challenge (8012 Spring Marsh Circular Driveway):** moved to item 6.

Susan outlined the ARC request and appeal. Two legal opinions were received (one from CDD attorney Andy Cohen and one from HOA Attorney Jeremy Anderson). HOA Attorney Jeremy Anderson is present on the call. **MOTION** made by Susan, seconded by Dan to overturn the ARC Committee approval of the circular driveway based on the legal opinions received. MOTION passed in 4 in favor; Lissa abstained. **MOTION** made by Susan, seconded by Dan to instruct ARC to review the legal opinions, investigate CDD opinion on land, and revisit rules and regulation for circular driveways to include landscaping and drainage. MOTION passed with 4 in favor, Lissa abstained. **MOTION** made by Susan, seconded by Tina, to temporarily remove Lissa as ARC Board Liaison and ask Nicole to serve as ARC Chair and Liaison to the Board during this review and drafting of the rules and regulations regarding circular driveways. MOTION passed with 4 in favor, Lissa abstained. All information that Lissa has submitted will be made available to the ARC Committee.

- **Compliance Review / Fining MOTION** made by Susan, seconded by Tina to levy a fine in the amount of \$100 per day not to exceed \$ for the following addresses: 7922 Edmonston, 8166 Indigo Ridge, and 7706 Seven Oaks. MOTION passed unanimously. Sunstate will notify the committee and owners.
- **Social Request: MOTION** made by Tina, seconded by Mike to approve \$900 for the May 1st picnic. MOTION passed unanimously.

13. **Next Meeting Date:** Thursday, April 28, 2022, at 6pm at Hampton Inn

14. **Adjournment:** With no further business to discuss, the meeting adjourned at 6:56pm.