



DATE: Thursday, May 19, 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, Mike Otchet, Lissa Pygott, Dan Pittaro, and Tina Garrett.
3. **Confirmation of Proper Meeting Notice:** Meeting notice was provided in accordance with the FL ST 720 and the association's governing documents.
4. **Appointments and Resignations: None.**
5. **Approval of Previous Meeting Minutes: April 28, 2022, MOTION** made by Dan, seconded by Tina to approve as presented; with noted corrections. MOTION passed unanimously.
6. **President's Report: Attached.**
 - **Food trucks events** have been successful and will continue. Stay tuned for details.
 - **New Events Committee** – renamed to Events Committee
 - **Playground update:** Opened on 5/16. Picnic table may be added. The area will also be gated with a latch (not fob). No pets and no food on the turf.
 - **Landscaping update:** Blooming's begin 7/1.
 - **Charleston Pool Re-surfacing:** Project pending. Permits are being submitted. The vendor is The Water Club. Lissa is looking into slide replacement options to be presented to the Board.
 - **Maintenance items were reviewed.**
 - **MOTION** made by Dan, seconded by Mike to approve tree work as outlined in the amount of \$5000
MOTION passed unanimously.
7. **Treasurer's Report Financial Statements:**
 - Tina reported from the April 30, 2022, financial statements. Report attached.
8. **Secretary's Report: Committee Reports**
 - **ARC:** Next meeting date: 6/3 at 10am. Deadline to submit complete requests by 5/31 at 5pm.
 - **Landscaping:** See attached report.
 - **Ponds:** See attached report.
 - **Social:** Summer Picnic was held on May 1st. Next meeting will be October 4th.
 - **Events:** The Derby Party was a success. Monthly food and ice cream trucks will continue.
 - **I-75:** Met last Tuesday. Exploring internal solutions. Berm plantings were suggested. The CDD owns the berm. Watering the berm is a concern. Next meeting 6/14 at 6pm at Charleston Pool.
9. **Manager's Report:** See attached.

10. Homeowner's Comments

- All past due owners are listed on the Accounts Receivable report.

11. Unfinished Business

- Leaking sprinkler on Cooper Creek is still leaking. TLC was notified. Nicole and Susan will follow up.

12. New Business

- **Compliance Review and Fining**

- i. **8210 Indigo Ridge: Dirty Driveway MOTION** made by Lissa, seconded by Susan to approve levying a fine of \$100 per day, not to exceed \$5,000. MOTION passed unanimously.

- ii. **7624 Drayton: Dirty Driveway MOTION** made by Susan, seconded by Tina to approve levying a fine of \$100 per day, not to exceed \$5,000. MOTION passed unanimously.

- iii. **7624 Drayton: Trash Bins improperly stored MOTION** made by Susan seconded by Tina to approve levying a fine of \$100 per day, not to exceed \$5,000. MOTION passed 4 in favor, 1 opposed.

- **Townhall meeting with HOA and CDD** – June 12th at Charleston Pool from 1-4pm.

- **Reinstate Pool Reservations:** The Board unanimously agrees. The Board will review the Pool Reservation form and then an email communication will be sent out.

13. Announcements / Next Meeting Date: June 23rd at 6pm at the Hampton Inn.

14. Adjournment: With no further business to discuss, the meeting adjourned at 6:42pm.

IMMEDIATELY FOLLOWING WILL BE THE CONTINUED MEMBERSHIP MEETING TO VOTE ON THE PROPOSED TREE REPLACEMENT AMENDMENT.

MEMBERSHIP MEETING: PROPOSED TREE REPLACEMENT AMENDMENTS

15. Call Meeting to Order: The meeting was called to order at 6:49pm.

16. Determination of a Quorum: A quorum was established with the 104 members present and by proxy.

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

NEW BUSINESS: MOTION made by Lissa, seconded by Dan to accept the proposed amendments to Article 6.12 and 6.15 as written as passed with 104 votes in favor. MOTION passed unanimously.

Next meeting date: TBD

Adjournment: With no further business to discuss, the meeting adjourned 6:52pm.