



**DATE:** Thursday, September 22, 2022  
**TIME:** 6:00pm  
**PLACE:** Hyatt Place Sarasota / Lakewood Ranch  
6021 Exchange Way Bradenton, FL 34202

### MINUTES

1. **Call Meeting to Order:** The meeting was called to order at 6pm.
2. **Determination of a Quorum:** A quorum was present with the following board members present; Susan Lerman, Dan Pittaro, Lissa Pygott, Gary Greene, 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: MOTION** made by Dan, seconded by Tina to appoint Mike Otchet to the Landscaping Committee. MOTION passed unanimously. Appointment of a subcommittee of the ARC to review and suggest ARC guideline revisions. MOTION made by Dan, seconded by Susan to create an ARC guideline review sub-committee. Members will be appointed at the next meeting. MOTION passed unanimously.
5. **Approval of Previous Meeting Minutes: July 28, 2022, MOTION** made by Susan, seconded by Dan to approve as presented (1 correction, Greene). MOTION passed 4 in favor, 1 abstained.
6. **President's Report: See attached.**
  - Susan will meet with Andrew to review Charleston Pool rough surface areas.
  - Nicole met with two vendors for a gate and fence for the playground.
  - Solitude is working on a proposal to control the invasive primrose.
  - Areca palms to be removed near pond 14. See new business.
  - Drainage issue being reviewed near Planters Knoll.
  - Paver Mac will meet and review the possibility to use additional pavers for a patio at the playground.
  - Brown's Tree Service will submit quotes for tree trimming / removal.
  - Nicole submitted a work order to repair the light post near the Charleston Pool.
  - Susan confirmed with Manatee Co. Public Works that the lights in the median outside the gates on Cooper Creek are the responsibility of Benderson. Benderson has agreed.
  - Researching sail options for over the playground. (Similar to Urfer Family and Benderson Parks)
7. **Treasurer's Report Financial Statements (August 31, 2022)**
  - See attached summary report.
  - 2023 budget planning underway.
  - Suggestion for 2023 budget planning: Community Color Palette Specialist.
  - Suggestion for 2023 budget planning: Communications Committee budget for printing and welcome baskets.
8. **Secretary's Report: Committee Reports: See attached.**

- **ARC:** Next meeting 10/7, sub-committee created to review ARC guidelines and submit suggestions to the Board.
- **Landscaping:** Reviewed issues with Blooming's. Suggested Florida Friendly plantings.
- **Ponds:** Pond 14 has ongoing algae that is being treated.
- **Social:** Fall Festival will be held on October 23, 2022. Budget for this event is \$1,000.

9. **Manager's Report:** See attached.

10. **Homeowner's Comments:**

- Seven Oaks missing tiles will be replaced. The tiles are unavailable. Nicole and Susan will follow up with the Seven Oaks Pool.
- Susan confirmed that a traffic light is being installed at Cooper's Creek and Honore.
- Social committee may submit a budget increase request for 2023.
- Susan and Nicole will look into power washing driveway price for owners.

11. **Unfinished Business: None.**

12. **New Business**

- **2023 Budget Meeting: October 27<sup>th</sup>, 2022, at 6pm at Hyatt Place.**
- **Garage Sale date: November 5<sup>th</sup>, 2022**
- **Shredding truck (Discussion):** Susan will discuss with the events committee.
- **Halloween Event: Confirm date and time:** Monday, October 31, 2022, Trick or Treating 5-7:30pm.
- Playground fencing (VOTE): TABLED. Pending proposals.
- **Solitude Ashley Wetlands Preserve (VOTE): MOTION** made by Lissa, seconded by Dan to approve treating invasive primrose in the amount of \$2,500. MOTION passed unanimously.
- **Landscaping Enhancement Projects (VOTE): MOTION** made by Susan, seconded by Tina to approve the following plans: 1- replace 40 dead viburnums with 15-gallon viburnum plants, 2- Enhance four corners, 3- Seven Oaks plant replacements, 4- Charleston Pool remove cardboard palms, not to exceed \$40,000. MOTION passed unanimously.
- **Drainage at Charleston Pool Area (Update):** Nicole met with the engineer and awaiting proposals. See manager's report.
- **Proposed Bylaws for Membership VOTE:** Meeting location Proximity & Voting Procedures & Number Board Member seats. Susan explained the upcoming membership proposed amendments. **MOTION** made by Dan, seconded by Tina to send the proposals to the membership to vote. The membership meeting will be held prior to the Board budget meeting on Thursday, October 27<sup>th</sup> at 5:30pm.
- **ARC appeal to Board: 7318 Meeting Street – garage door. The owner TABLED his appeal.**
- **Palm Clean Out near Pond 14 (VOTE) MOTION** made by Lissa, seconded by Tina to approve for \$800 to be completed by Apex. MOTION passed unanimously.
- **Compliance:** 8016 Coates Row – dirty driveway, 7814 Drayton – Lack of Mulch / ground cover, house numbers repaired, dirty driveway, 7731 Heyward- Dirty driveway, 7739 Heyward- Mulch/ ground cover, dirty driveway- 7443 Sea Island- Dirty driveway. **MOTION** made by Dan, seconded by Lissa to

approve fining the listed homes, in the amount of \$100 per day, not to exceed \$5,000. The homes will be referred to the hearing panel. MOTION passed unanimously.

13. **Announcements / Next Meeting Date:** Annual Meeting will be held on Thursday, December 8<sup>th</sup>, 2022, location TBD. Next Board meeting will be held on Thursday, October 27<sup>th</sup>, location Hyatt Place. This will be the 2023 budget meeting.
14. **Adjournment:** With no further business to discuss, the meeting adjourned at 6:55pm.