

DATE: Thursday, September 21, 2023
TIME: 1pm
PLACE: Hampton Inn Suites
8565 Cooper Creek Blvd., Bradenton, FL 34201

MINUTES

1. **Call Meeting to Order:** The meeting was called to order at 1pm.
2. **Determination of a Quorum:** A quorum was established with the following board members present; Susan Lerman, Alexander Chizhov, Ed Codelia, and Thalia Crane (via conference call).
3. **Confirmation of Proper Meeting Notice:** Notice was provided in accordance with FL 720 and the association's governing documents.
4. **Appointments and Resignations:** The Board unanimously accepted the following resignation:
 - Hearings: Mike Otchet's resignation 8/19/2023
5. **Approval of Previous Meeting Minutes: 8/17/23 MOTION** made by Edward, seconded by Alexander to approve a presented. MOTION passed unanimously.
6. **President's Report:** Report submitted.
 - Surface warranty still needed from The Water Club.
 - Lissa will follow up regarding the playground shade sail.
 - The paver patio at the playground is still planned.
 - Mailbox replacement project is ongoing.
 - Common area tree trimming is planned.
 - Flower baskets: will schedule a meeting with volunteers.
 - Pool heaters for CP pool is scheduled.
 - Reserve Study update planned for Q1 2024
7. **Treasurer's Report Financial Statements**
 - Alexander reported from the August 31, 2023, financial statements.
 - 2024 budget planning is underway.
8. **Secretary's Report: Committee Reports**
 - Ponds: Need new electrical box for fountain. Sunstate will schedule this.
9. **Manager's Report:** Report submitted.
10. **Homeowner's Comments**
 - Florida landscaping guidelines were discussed.
 - Front screened in porches was discussed.
 - Website information was discussed.
11. **Unfinished Business**

- **Ponds: Ratify vote #7 & #14 Aeration cabinet approval: MOTION** made by Edward, seconded by Alexander to approve \$4,200. MOTION passed unanimously.

12. New Business

- **Tree Inventory and action plan update:** Letters will be sent.
- **Florida Friendly Projects:** Will be added to the draft ARC guidelines.
- **Community Room Expansion; Conceptual Introduction:** Discussion only.
 - i. Kathryn has engineering plans for this area. Susan will pick them up for review.
- **Garage Sale: November 4, 2023**
- **Compliance Report:** The Board reviewed the 9/20/23 compliance report.
 - i. **7424 Green Street and 7610 Heyward** – noncompliant fences. Susan will speak with the owners and provide an update at the October meeting.
- **Review and Approval of the Revised ARC guidelines:** Will be presented on 10/28/23.

13. Next Meeting Date: October 26, 2023, at the Hampton Inn Suites: 1:00pm

14. Adjournment: With no further business to discuss, the meeting adjourned at 2:06pm.