



DATE: Thursday, October 26, 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 1:03pm.
2. **Determination of a Quorum:** A quorum was established with the following board members present; Lissa Pygott, Alexander Chizhov, and Edward Codelia.
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:** None.
5. **Approval of Previous Meeting Minutes: 9/21/23 MOTION** made by Edward, seconded by Alexander to approve as presented. MOTION passed unanimously.
6. **President's Report:** See attached. Lissa read aloud.
7. **Treasurer's Report Financial Statements:** Alexander reported from the September 30, 2023, financial statements.
8. **Secretary's Report: Committee Reports:** See attached. Lissa read aloud.
9. **Manager's Report:** See attached. Nicole read aloud.
10. **Homeowner's Comments:**
 - Denise and Lissa suggested sending an additional call for candidates email. Lissa will draft, Nicole will send.
 - Sandy asked about mailbox repairs. This is still underway.
 - Armand asked about delinquent accounts.
 - Broken tile at the Seven Oaks Pool.
 - Gary commented on the pond fountain and low pond level.
11. **Unfinished Business**
 - Tree Inventory and action plan update
 - Florida Friendly Projects
 - Community Room Expansion; Conceptual Introduction
12. **New Business**
 - **Review and Approval of the 2024 Budget:** Alexander presented the proposed budget. **MOTION** made by Alexnader, seconded by Edward to approve as presented. The monthly fee will be \$112 (Carriage Run \$253) **MOTION passed unanimously.**
 - **Reminders: Garage Sale & Halloween Trick or Treating**

- **Compliance Report: The Board reviewed the report.**
- **Review and Approval of the Revised ARC guidelines:** The Board reviewed the draft document. **MOTION** made by Alexander, seconded by Alexander to approve a presented. **MOTION** passed unanimously.

- 13. Next Meeting Date: Annual Membership Meeting on December 7th at 6pm at the Hampton Inn**
- 14. Adjournment: With no further business to discuss, the meeting adjourned at 1:40pm.**