



**DATE:** Monday, February 19, 2024  
**TIME:** 4:00pm  
**PLACE:** Hampton Inn Suites 8565 Cooper Creek Blvd., Bradenton, 34201

### MINUTES

1. **Call Meeting to Order:** The meeting was called to order at 4:04pm.
2. **Determination of a Quorum:** A quorum was established with the following board members present; Susan Lerman, Alexander Chizhov, Stan Solomons, and Edward Codelia.
3. **Confirmation of Proper Meeting Notice:** Confirmed in accordance with FL ST 720 and the association's governing documents.
4. **Appointments and Resignations: Committees: MOTION** made by Stan, seconded by Alexander to appoint David Pere to the Landscaping Committee. MOTION passed unanimously.
5. **Approval of Previous Meeting Minutes:** 1/15/2024 MOTION made by Alexander seconded by Edward to approve as presented. MOTION passed unanimously.
6. **President's Report:**
  - Successful Progressive Dinner
  - Successful Basket Replanting
  - Pond 7 – Removed 30 mature Brazilian pepper trees.
  - Florida Friendly Seven Oaks, Plaque to be installed.
  - Common Tree Trimming schedule for early March.
  - Florida Friendly Landscaping meeting – applying for certification.
  - Working with CDD to survey Spring Marsh and Planters Knoll regarding drainage.
  - Working with CDD on gate information sheet to be distributed.
7. **Treasurer's Report Financial Statements:** Alexander reported from the January 31, 2024, financial statements.
8. **Secretary's Report: Committee Reports:** Attached. Susan read aloud.
  - Pond 13 to be replaced.
  - No Mow Buffer Zone around ponds to be suggested.
  - Drain cleared on Planters Knoll
9. **Manager's Report:** Attached. Nicole read aloud.
10. **Homeowner's Comments**
  - Basket Committee would like to be recognized on the committee reports.
  - Basket Committee would like in writing from the CDD to confirm they will maintain irrigation.
  - Sandy volunteered to manage the basket committee reimbursements.
  - Meeting notice was discussed.
  - Power washing at pool areas was suggested.

- Seven Oaks Pool drain grate needs to be replaced. (between hot tub and pool)
- Cooper Creek perimeter fence (hedge to be reviewed).
- Plan for Brazilian peppers in additional preserve areas was discussed.

**11. Unfinished Business**

**12. New Business:**

- **Community Room Addition (concept for discussion with architect):** Presentation given aloud.
- **Seven Oaks Pool Heater Estimate: MOTION** made by Edward seconded by Alexander to replace in the amount of \$5,000. MOTION passed unanimously. This will be paid for by the Reserves.
- **Compliance:** The Board reviewed the list. **The Board unanimously voted** to fine the following \$100 not to exceed \$5000 per violation, **MOTION** made by Alexander seconded by Edward. Sunstate will schedule the HP meeting with the HP members and send notices to owners.
  - i. **7630 Heyward – Trash bins**
  - ii. **8154 Indigo – Dirty Driveway**
  - iii. **8162 Indigo – Dirty Driveway**
  - iv. **8218 Indigo – ARC Paint NOT APPROVED.**
  - v. **8235 Indigo – Needs Mulch**
  - vi. **8234 Planters Knoll – Trim Palm Trees**
  - vii. **8106 Spring Marsh – Needs Mulch**
- **Pond 13: Fountain Replacement: MOTION** made by Alexander seconded by Edward to approve replacement not to exceed \$12,000. MOTION passed unanimously. This would be paid for by the Reserves.

**13. Next Meeting Date: Monday March 18, 2024, at 4pm at the Hampton Inn**

**14. Adjournment:** With no further business to discuss, the meeting adjourned at 5:30pm.