



**DATE:** Monday, June 17, 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 4pm.
2. **Determination of a Quorum:** A quorum was established with the following board members present; Susan, Alexander, Edward, Stan, and Mihaela.
3. **Confirmation of Proper Meeting Notice:** Proof of notice was posted in accordance with FL ST 720 and the association's governing documents.
4. **Appointments and Resignations: Committees:** None.
5. **Approval of Previous Meeting Minutes: 5/20/2024: MOTION** made by Alexander, seconded by Edward to approve as presented. MOTION passed unanimously.
6. **President's Report**
  - Common Trees pending trimming. Switching vendor from Apex to Richard's Tree.
  - Sunshade over playground – locating vendor.
  - Preserve Trimming – switching vendor to Richard's Tree Service with forestry equipment and spray license to treat areas where invasive pepper trees are removed. Scheduling for this summer for  $\frac{3}{4}$  of the job, the additional  $\frac{1}{4}$  of the work to be done will be addressed Q1 of 2025. The first priority will be trees trimmed / removed affecting homes.
  - The common area next to 7306 Meeting Street has a dead tree to be removed.
  - Ponds buffer zone and tilapia were discussed.
  - CDD: Seats established unopposed – no election needed. CDD to announce information.
  - Pool area palms and ground cover described. Voted on under New Business.
  - Planning August Social Event. More information to follow.
7. **Treasurer's Report Financial Statements: April 30, 2024**
  - Software Update underway. Client Portal information has been sent out.
  - [www.home.sunstatemanagement.com](http://www.home.sunstatemanagement.com)
8. **Secretary's Report: Committee Reports**
  - Mihaela provided the report aloud. Financial requests under New Business.
9. **Manager's Report**

- Pending: Quote for shell for nature trail
- Pending: Quote for filling cracks in pool area parking lots.
- Charleston Pool will reopen on Wednesday, June 19<sup>th</sup>
- Budget workshop with Treasurer and President planned for August.
- No Board meeting in August.
- Annual Meeting planning and notices begin in October.
- Budget Board Meeting planned for October 21, 2024, at 4pm at Hampton Inn.

**10. Unfinished Business**

- Drainage and Easements: Pending Engineer / Legal review.

**11. New Business:**

- Palms and Flagstone for Pool Areas: Approval not to exceed \$5,000: MOTION made by Alexander seconded by Stan to approve as presented. MOTION passed unanimously.
- Fence near Seven Oaks: Approval not to exceed \$2,000 MOTION made by Alexander seconded by Mihaela to approve as presented. MOTION passed unanimously.
- Preserve Trimming: Approval not to exceed \$35,000 MOTION made by Alexander seconded by Edward to approve as presented. MOTION passed unanimously.
- Pool Pump Replacement: Approval not to exceed \$7,500 MOTION made by Alexander seconded by Stan to approve as presented. MOTION passed unanimously.
- Compliance: Violations Review and fining

- i. 8139 Indigo Ridge: Screened front area. MOTION made by Mihaela, seconded by Alexander to approve fine in the amount of \$100 per day, not to exceed \$5,000. MOTION passed unanimously.

**12. Next Meeting Date:** July 15, 2024, at 4pm at the Hampton Inn (Please note: No meeting in August)

**13. Adjournment:** With no further business to discuss, the meeting adjourned at 4:55pm.