



DATE: Monday, July 15, 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 4:01pm.
2. **Determination of a Quorum:** A quorum was established with the following board members present; Mihaela Dragan, Susan Lerman, and Alexander Chizhov.
3. **Confirmation of Proper Meeting Notice:** Meeting 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: 6/17/24: MOTION** made by Susan, seconded by Mihaela to approve as presented. MOTION passed unanimously.
 - The Board unanimously voted in favor of moving the Communication Consulting Group Presentation to just before the President's Report. Jay Brady introduced the company and Ryan McCarty. To be clear, there is no proposal for a bulk service agreement. Ryan McCarty provided the summary of the proposal regarding cable rights agreements (service provider arrangement) and available payouts.
6. **President's Report:** Susan read her report aloud.
 - Common area tree trimming is completed.
 - Preserve Trimming has been approved. Pending scheduling, the cost is \$35k.
 - Palms and flagstone project at the pools has been approved. Pending scheduling.
 - Fish kill on Pond 14. This is being addressed.
 - CDD approved a no mow buffer zone around the ponds.
 - **MOTION** made by Alexander, seconded by Mihaela approved paying for ½ the drainage engineer report. MOTION passed unanimously.
7. **Treasurer's Report Financial Statements:** May 31, 2024, reports were reviewed. Also available on the owner (client) portal. To login please visit home.sunstatemanagement.com
8. **Secretary's Report: Committee Reports:** Mihaela read the summaries aloud. Requests for approval are under New Business.
9. **Manager's Report:** Nicole reviewed her report aloud.
 - Budget workshop planning in August
 - 2025 Budget Meeting October 21, 2024, at 4pm.
10. **Homeowner's Comments**
 - Alternative to shells was suggested for the nature trail.

- Suggested sign listing the hours for playground be installed on the playground entrance gate.
- 8139 Indigo Ridge: Fined for out of compliance.
- Hanging Baskets

11. Unfinished Business

- **Trees Update: Apex:** See above.
- **Palms:** See above.
- **Florida Friendly Landscaping:** Committee voted to use all FFL in all HOA common areas.
 - i. Workshop planned for the fall.
 - ii. Section on website dedicated to education.
- **Drainage and Easements:** Received and under legal review: See above.

12. New Business:

- **Ponds Report Update:** Under review.
- **Compliance:** Violations Review.
- **Communications Consulting Group Presentation:** See above.

13. Next Meeting Date: September 16, 2024, at 4pm at the Hampton Inn (Please note: No meeting in August)

14. Adjournment: With no further business to discuss, the meeting adjourned at 5:09pm.