



DATE: Monday, September 16, 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 4:07pm.
2. **Determination of a Quorum:** A quorum was established with the following Board members present; Susan Lerman, Alexander Chizhov, Edward Codelia, Stan Solomons, and Mihaela Dragan.
3. **Confirmation of Proper Meeting Notice:** Meeting notice was provided in accordance with FL ST 720 and the association's governing documents.
4. **Appointments and Resignations: Committees: None.**
5. **Approval of Previous Meeting Minutes: 7/15/2024: MOTION** made by Alexander seconded by Stan to approve as presented. MOTION passed unanimously.
6. **President's Report**
 - Apex Tree Trimming is complete. Apex suggested trimming the pines and will submit a quote.
 - Preserve cut back by Richard's is complete.
 - Preserve areas around ponds will be trimmed in 2025.
 - The Fitness room AC needs to be replaced.
 - Perimeter palm trimming (191) budgeted for 2025.
 - October 13th Florida Friendly event being held. More information will be sent out.
 - Pending 2nd quote on pong algae and erosion.
7. **Treasurer's Report Financial Statements:** August 31, 2024, financial statements.
 - 2025 Budget planning is underway.
8. **Secretary's Report: Committee Reports:** Mihaela read the summaries aloud.
9. **Manager's Report:** Nicole read her summary aloud.
 - Reminder ARC meets on the 1st Friday of each month.
 - Stay connected on the website and client portal.
 - Budget planning underway.
 - The Annual meeting will be held on December 16th. 1st notice will be sent mid-October and the 2nd notice with detailed agenda and ballot (if needed) will be sent mid-November.
10. **Homeowner's Comments**
 - Election signs are permitted 90 days prior to the election, and 30 days after.
 - An owner asked if he could leave flyers in doors to create a contact list.

- The owner received three compliance letters (dirty driveway, trim palms, and flag).
- Seven Oaks foundation is being repaired tomorrow.
- An owner commented on the unsightly fence and artificial ivy marking the area. It will be removed.
- 7424 Green Street garage screen door. Denise and Nicole will inspect.
- 8139 Indigo Ridge screen enforcement.

11. Unfinished Business

- **Tree / Preserve Trimming:** Completed for 2024.
- **Drainage:** Quotes for 2025.
- **Communications Consulting Group Presentation: Update / Board Discussion:** Pending closed legal meeting.

12. New Business:

- **Compliance: Violations Review and fining: MOTION made by Edward, seconded by Alexander to a fine the color non compliance to the Hearing Panel. MOTION passed unanimously.**
- **AC Gym: MOTION** made by Alexander, seconded by Stan to approve not to exceed \$7,000. MOTION passed unanimously.

13. Next Meeting Date: October 21, 2024, at 4pm at the Hampton Inn (2025 Budget Approval)

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