



**DATE:** Monday, November 18, 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 Lerman, Alexander Chizhov, Mihaela Dragan, and Stan Solomons.
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:** The Landscaping Committee needs volunteers!
5. **Approval of Previous Meeting Minutes: 10/21/2024 MOTION** made by Alexander, seconded by Stan to approve as presented. MOTION passed unanimously.
6. **President's Report: See attached.**
  - Garage Sale will be held on January 11<sup>th</sup>.
  - Holiday Decoration Contest Information will be sent out.
  - Plan to hire new pond company for 2025 (Lake Doctors).
  - Need to re-negotiate the median maintenance agreement with Savannah Preserve. Edward will lead this.
  - Reserve Study will be reviewed in 2025. Alexander, Susan and Kathryn Murphy will work together.
  - CDD contact information will be shared.
7. **Treasurer's Report Financial Statements:** See attached. Alexander reported from the October 31, 2024, financial statements. **Reminder to enroll with Truist Bank for monthly payment beginning 1/1/25.**
8. **Secretary's Report: Committee Reports:** Mihaela reviewed the summary aloud.
9. **Manager's Report:** See attached.
  - Annual Meeting reminder (December 12<sup>th</sup> at Braden River Library). No ballot election. The 2<sup>nd</sup> notice and detailed agenda was sent out today.
  - Approved 2025 budget was posted and sent to all owners.
  - Nicole will meet with Mihaela regarding tree compliance on Friday, December 6<sup>th</sup> at 9am.
  - Evening run to check light posts will be completed within the next two weeks.
10. **Homeowner's Comments**
  - An owner reported lamp post out at 8127 Coates Row.
  - Swale on Spring Marsh project will begin (Q1 2025)
  - Denise confirmed flower basket expenses are HOA.
11. **Unfinished Business**
  - Post Storm Repairs and Cleanup Update: Most items are complete. There are still some fence repairs,

stumps to be removed and debris to be trimmed / removed.

**12. New Business:**

- **Annual Meeting Reminder:** December 12, 2024, at Braden River Library. If you cannot attend, please submit your proxy for a quorum. No Ballot election this year. Katherine Bailey and Alexander Chizhov will join Susan, Mihaela, and Stan as the 2025 Board of Directors.
- **2025 Planned Projects Review.**
- **Compliance Review: scheduled for tomorrow.**

**13. Next Meeting Date: Annual meeting 12/12/2024 at 6:30pm Braden River Library 4915 53rd Ave East Bradenton**

**14. Adjournment:** With no further business to discuss, the meeting adjourned at 4:28pm.