



**DATE:** Monday, January 20, 2025  
**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 4:03pm.
2. **Determination of a Quorum:** A quorum was established with the following board members present; Mihaela Dragan, Katherine Bailey, Stan Solomons, Alexander Chizhov, and Susan Lerman.
3. **Confirmation of Proper Meeting Notice:** Meeting notice was posted and emailed to owners. \*Electronic boards will be researched for updating signs.
4. **Appointments and Resignations: Committees**
  - **Call for Volunteers: MOTION** made by Alexander, seconded by Kat, to appoint Stan and Mihaela as the common Landscaping Liaison Officers. MOTION passed unanimously.
  - 2025 Committees to be appointed at the February meeting. Note: No landscaping committee.
5. **Approval of Previous Meeting Minutes: November Board meeting and 12/12/2024 Organizational Meeting:** MOTION made by Alexander, seconded by Stan to approve both sets of meeting minutes as presented. MOTION passed unanimously.
6. **President's Report**
  - **2024 Recap & 2025 Planning: Attached 😊**
    - i. Garage Sale: March 1<sup>st</sup>
    - ii. Continue to spread the word- new Bank for HOA (Truist Bank) contact Nicole if you need assistance.
    - iii. Preserve Trimming scheduled for Q1.
    - iv. Repair to nature trail planned for Q1-Q2.
    - v. Swale / Drainage priority for Q1.
    - vi. Reminder on new Banking.
    - vii. Reminder pre-hurricane season for owners to trim their private trees.
7. **Treasurer's Report Financial Statements: December 31, 2024, Year End Financials**
  - Truist Bank & Payment Reminders
  - Reserve Study Update Planned
8. **Secretary's Report: Committee Reports**

9. **Manager's Summary Report: Will be emailed out to owners.**

10. **Homeowner's Comments**

- Progressive Dinner planned.
- Reminders to owners suggested.
- CDD contact updates will be shared.
- Lake maintenance improvements mentioned.

11. **Unfinished Business:**

12. **New Business:**

- **Post Storm Expenses to Ratify: MOTION** made by Susan, seconded by Alexander to approve the \$30,000. MOTION passed unanimously.
- **New Expense Items as presented (if any)**
  - i. **Solitude to Lake Doctors: Pond Maintenance Contract Change: MOTION** made by Alexander, seconded by Mihaela to approve Lake Doctors and cancel Solitude effective 2/1/25. MOTION passed unanimously.
  - ii. **Carriage Run Maintenance Contract Cancellation (shifting to private hire)**

13. **Next Meeting Date:** Monday, February 17, 2025, at 4pm at Hampton Inn.

14. **Adjournment:** With no further business to discuss, the meeting adjourned at 4:35pm.