



DATE: Monday, February 17, 2025
TIME: 4:00pm
PLACE: Hampton Inn Suites
8565 Cooper Creek Blvd., Bradenton, 34201

MINUTES

1. **Call Meeting to Order:** A meeting was called to order at 4pm.
2. **Determination of a Quorum:** A quorum was established with the following board members present; Alexander Chizhov, Kat Bailey, Stan Solomons, Susan Lerman, and Mihaela Dragan.
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: 2025 Committees Appointments**
 - **MOTION** made by Alexander seconded by Kat to approve as to approve the committee's list as presented. MOTION passed unanimously.
5. **Approval of Previous Meeting Minutes: 1/20/2025 MOTION** made by Alexander, seconded by Stan to approve as presented. MOTION passed unanimously.
6. **President's Report:**
 - Volunteers needed for garage sale!
 - New Pond Vendor – Lake Doctors, going well.
 - Palm Trees – Ramiro to schedule. (Nicole)
 - Preserve Trimming – Rick Richardson (Nicole)
 - Spring Marsh / Planters Knoll – Drainage Ditch (Ramiro)
 - Nature Trail repairs (Alexander and Susan to review)
 - Cooper Creek Median Lights (American Pride Electric)
7. **Treasurer's Report Financial Statements: January 31, 2025, Financials**
 - Truist Bank & Payment Reminders
 - Reserve Study Update Planned (Q2)
8. **Secretary's Report: Committee Reports**
 - Newly appointed committees.
 - Blooming's Submitted Landscaping Report.
 - Carriage Run: Rick will follow up with Nicole regarding action items (funds for fungus application and moisture control for soil application).

- ARC: Next meeting date: Friday, March 7th at 10am.

9. Manager's Summary Report: Attached.

- Client Portal / Payment Reminder
- Action Items under President's Report
- Liaison to ARC and Hearings.
- The website has been updated for 2025 HOA and CDD information.

10. Homeowner's Comments

- 8139 Indigo Ridge screened front entry – fine on account.
- 7424 Green screen on garage door and eye sore screening around new flowers.
- 7603 Charleston – tree stump to be removed in front yard.
- 7435 Sea Island Basketball hoop on access Rd.
- 7714 Edmonston parking box truck in parking lot. (Nicole and Denise will review options)
- Compliments on the beautiful flower baskets!

11. Unfinished Business:

12. New Business:

- **Carriage Run Landscaping Maintenance Service: Blooming's Contract Cancellation effective 4/30/25:** MOTION made by Alexander seconded by Stan to approve. MOTION passed unanimously.
- **Viburnum Perimeter Hedge / Pitch Apple Discussion:** MOTION made by Susan seconded by Stan to replace viburnum with pitch apple in sections along Honore not to exceed \$4,000. MOTION passed unanimously.

13. Next Meeting Date: Monday, March 17th at Charleston Pool Area at 4pm.

14. Adjournment: With no further business to discuss, the meeting adjourned at 4:47pm.

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