

CREEKSID PRSERVE HOMEOWNERS ASSOCIATION, INC.

A Corporation Not for Profit

MINUTES OF THE ANNUAL MEMBERSHIP MEETING FEBRUARY 23, 2017

The Annual Membership Meeting was held at 7:00 p.m. at the Faith Lutheran Church, 9608 US Highway 301 North, Parrish, FL 34219.

The meeting was called to order at 7:05 p.m. by the President, Barrie Heffner. A quorum was declared to be present with 28 owners present in person or by proxy.

Notice of the meeting was mailed to each owner at their last known address. Doug Shepherd represented Lighthouse Property Management.

An affidavit of mailing was presented by Doug Shepherd.

UNDER THE HEADING OF MINUTES, on matters relating to the minutes of the Annual Meeting on February 25, 2016, and the Owners Meeting held August 25, 2016, upon motion made by Mike Pugh and seconded by Chuck Kadlec, the minutes were approved as presented. The President ordered the minutes to be annexed into the official records of the association.

UNDER THE HEADING OF SPIRIT COMMITTEE, Jennifer Meyer reported that there was no Christmas Party in 2016; however, a Halloween party, a monthly bingo, a small business bazaar, and a Mother's Day party are tentatively planned. A garage sale is scheduled for March 4, 2017. Welcome Packages are being put together for new owners.

UNDER THE HEADING OF ARCHITECTURAL REVIEW COMMITTEE, Mr. Kadlec reported that 12-15 applications have been approved since the last board meeting. In order to process applications quickly, please make sure it is completed in its entirety when submitted. If this is accomplished, it usually takes only a few days to be approved.

UNDER THE HEADING OF COVENANTS COMMITTEE, it was reported that the periodic inspection was conducted this month. Apart from some TV dishes that must be moved, the vast majority of properties are being very well maintained. Residents are to be commended for their efforts!

UNDER THE HEADING OF TREASURER'S REPORT, the association ended 2016 in great shape, including no delinquent accounts! Cost cutting measures included the board making its own photo copies and consolidating membership mail outs.

Regarding matters related to the 2016 year-end financial report, a motion was made by Mike Pugh, seconded by Mr. Kadlec, it was,

RESOLUTION 17-01: We motion, to mail the report along with any other documents that need to be mailed to all owners. Motion carried.

UNDER THE HEADING OF NEW BUSINESS, Barrie Heffner reported that residents are still watering more than once per week. Water pressure was lost last weekend as too many

people were irrigating on Saturday, a day when no one is supposed to be watering. Unless there is a pump breakdown, one must irrigate on "their assigned day," unless new plants are planted or fertilizer spread.

The entrance is to undergo a significant re-landscaping, part of which has already begun with the installation of a new irrigation system. A county permit is being obtained to replace tired plant material with more contemporary plants and replace the three shaggy Live Oaks in favor of three Royal palms.

The white entrance fence will be pressure cleaned by a resident which will save the association more even money.

Benderson held a meeting about the Walmart they are constructing next door that is to include their own gas station. Their representatives were very informative and helpful. This store is slated to open in a year along with a few other shops in the strip.

It was suggested that a quantity price be obtained to certify the back flow devices. If an owner must replace their device, Wilkens is the preferable brand to use instead of the original Watkins type. New devices must be installed in a poured concrete pad.

A discussion was held regarding increasing the association's maintenance fee. It would be difficult since this year's budget was just approved last November. Perhaps an increase can be considered when the 2018 budget is being prepared.

It was suggested that when the board meets with the attorney, any possible amendments be identified that will help the association enforce its documents.

UNDER THE HEADING OF THE 2017 BOARD OF DIRECTORS, the president announced that the 2017 board will consist of: Rick Bartelt, Crissy Hannan, Barrie Heffner, Ken Knight and Mike Pugh.

Chuck Kadlec, who served faithfully on the board for many years, was thanked for his outstanding service to the association. Although he has retired from the Board, he will continue to assist the board in other capacities.

ADJOURNMENT: With no further business before the Board, the meeting was adjourned at 8:35 p.m.

Douglas C. Shepherd, Assistant Secretary

Dated this 2nd day of March, 2017.