

**CREEKSIDE PRESERVE HOMEOWNERS' ASSOCIATION, INC.**  
*A Corporation Not-for-Profit*

**MINUTES OF THE ORGANIZATIONAL BOARD OF DIRECTORS MEETING**  
**February 23, 2017**

The Organizational Board of Directors meeting was held immediately following the Annual Membership Meeting on February 23, 2017, at the Faith Lutheran Church; 9608 U.S. Highway 301, North; Parrish, FL 34219.

The meeting was called to order by Barrie Heffner at 8:00 p.m. A quorum was established with the following Board members present:

Barrie Heffner    Michael Pugh    Crissy Hannan    Ken Knight

Doug Shepherd represented Lighthouse Property Management.

**UNDER THE HEADING OF MINUTES**, upon motion made by Mr. Knight and seconded by Mr. Pugh, to approve the November 20, 2016 minutes. Motion carried. President approved the minutes to be annexed into the association's records.

**UNDER THE HEADING OF ELECTION OF OFFICERS**, upon motion duly made by Mr. Knight, and seconded by Mr. Pugh, it was,

**RESOLUTION 17:01:** We motion, to elect the following slate of officers. Motion carried unanimously.

President:	Barrie Heffner (Exp. Feb. 2019)
Vice President:	Crissy Hannon (Exp. Feb. 2020)
Secretary:	Michael Pugh (Exp. Feb. 2018)
Assistant Secretary:	Lloyd Keith
Treasurer:	Richard Bartelt (Exp. Feb. 2018)
Director:	Ken Knight Exp. Feb. 2020)

**UNDER THE HEADING OF FINANCIAL**, on matters related to the association's account at Cadence Bank, upon motion made by Mr. Pugh and seconded by Mr. Knight, it was,

**RESOLUTION 17-01:** We motion, to approve including all Directors on the bank signature cards. Motion carried.

On matters related to the accounts at 1<sup>st</sup> Manatee Bank, upon motion made by Mr. Heffner and seconded by Mr. Knight, it was,

**RESOLUTION 17-02:** We motion, to include all directors on the bank signature cards for the Spirit Committee account and the money market account, and to give the Secretary, Mike Pugh, permission to attest these documents. Motion carried.

**UNDER THE HEADING OF FINANCIAL**, on matters related to The Spirit Committee, upon motion made by Mr. Pugh and seconded by Mr. Knight, it was,

**RESOLUTION 17-03:** We motion, to approve a \$300.00 contribution to this account at 1<sup>st</sup> Manatee Bank. Motion carried.

No late charge waivers requests were approved.

On matters related to legal counsel, upon motion made by Mr. Pugh and seconded by Mr. Knight, it was,

**RESOLUTION 17-04:** We motion, to meet with Kevin Wells to discuss the fining process, eviction procedure, document amendments, and litigation approval. Motion carried.

On matters related to Chuck Kadlec, upon motion made by Mr. Heffner, and seconded by Mr. Pugh, it was,

**RESOLUTION 17-05:** We approve, giving him permission to continue using the association's credit card. Motion carried.

**UNDER THE HEADING OF NEW BUSINESS,** it was determined that the board meeting schedule for next year is as follows: April 6, August 17, and November 9, 2017.

**UNDER THE HEADING OF ADJOURNMENT,** there being no further business to discuss, the meeting adjourned at 9:03 p.m.

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Douglas C. Shepherd, CAM  
Assistant Secretary

Dated this 2<sup>nd</sup> day of March, 2017.