

# **CREEKSIDE PRESERVE HOMEOWNERS' ASSOCIATION, INC.**

*A Corporation Not-for-Profit*

## **MINUTES OF THE ORGANIZATIONAL BOARD OF DIRECTORS MEETING February 25, 2016**

The Organizational Board of Directors meeting was held immediately following the Annual Membership Meeting on February 25, 2016, at the Faith Lutheran Church; 9608 U.S. Highway 301, North; Parrish, FL 34219.

The meeting was called to order by the President, Barrie Heffner at 8:05 p.m. A quorum was established with the following Board members present:

Barrie Heffner    Charles Kadlec    Michael Pugh

Doug Shepherd and Dayna Pressley represented Lighthouse Property Management.

**UNDER THE HEADING OF MINUTES**, upon motion by Mr. Kadlec and seconded by Mr. Pugh, to approve the November 5, 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. Kadlec, and seconded by Mr. Pugh, it was,

**RESOLUTION 16-01:** We motion, to elect the following slate of officers. Motion carried unanimously.

President:	Barrie Heffner (Exp. Feb. 2019)
Vice President:	Charles Kadlec (Exp. Feb. 2017)
Secretary:	Michael Pugh (Exp. Feb. 2018)
Assistant Secretary:	Lloyd Keith
Treasurer:	Richard Bartelt (Exp. Feb. 2018)
Director:	Anthony Pipino (Exp. Feb. 2017)

**UNDER THE HEADING OF FINANCIAL**, on matters related to the Paving, Well, and Gate reserve accounts, upon motion made by Mr. Pugh and seconded by Mr. Kadlec, it was,

**RESOLUTION 16-02:** We motion, to move \$9,891.19 to Paving Reserve Acct. #5320, \$4,945.60 to the Well Reserve Acct. #5175 and \$4,945.60 to Gate Reserve Acct. #5147. This leaves \$10,000 of the 2015 income in the Prior Year Fund Balance to stay in the Fund Balance. Motion carried.

On matters related to the Reserve interest, upon motion made by Mr. Pugh and seconded by Mr. Kadlec, it was,

**RESOLUTION 16-03:** We motion, to move \$451.88, which represents the 2015 Reserve Interest, to the Paving Reserve, Acct. #5320. Motion carried.

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

**RESOLUTION 16-04:** We motion, on the statutory requirement for reserves that have been included in the Year 2016 Budget as required by 720 of the Florida Statutes, to give the Board of Directors the authority during the year 2016 to use all reserve funds, those accumulated to date and those accumulated during the year 2016, for any other reserve line item set forth in the 2016 reserve budget referred as cross utilization. Motion carried.

**UNDER THE HEADING OF FINANCIAL,** on matters related to T.V. Dishes relocation, upon motion made by Mr. Pugh, it was,

**RESOLUTION 16-05:** to approve waiving the \$25.00 ARC fee, as an encouragement to comply with the documents, for owners moving them to proper locations. Motion carried.

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

**RESOLUTION 16-06:** to approve waiving the \$25.00 ARC fee, as an encouragement to comply with the association documents, for owners who file to move them to a proper location. Motion carried.

On matters related to violation compliance letters, upon motion made by Mr. Pugh and seconded by Mr. Kadlec, it was,

**RESOLUTION 16-07:** to give violators two weeks to comply and to copy the renters in rental properties. Motion carried.

On matters related to 4105 – 91<sup>st</sup> Ave. E., that used to be owned by Steven Ashby, upon motion made by Mr. Heffner and seconded by Mr. Kadlec, it was,

**RESOLUTION 16-08:** to write-off the uncollectable balance of \$2327.88 on it.

On matters related to 8908 – 39<sup>th</sup> St. Cir. E., owned by Zinovi Kovtun, upon motion made by Mr. Heffner and seconded by Mr. Kadlec, it was,

**RESOLUTION 16-09:** to waive the large charges of \$85.71 on it.

**UNDER THE HEADING OF NEW BUSINESS,** on matters related to proposed amendments to the association's documents, upon motion by Mr. Pugh and seconded by Mr. Kadlec, it was,

**RESOLUTION 16-10:** to hold a membership meeting with a quorum present to approve them by a two-thirds vote of all owners those in attendance. Motion carried.

Mr. Pugh led a question and answer session about the amendments on which owners will vote. Owners are encouraged to submit comments and suggestions on them. One suggestion was to exempt enlisted personal from the two-year requirement before they may rent.

**UNDER THE HEADING OF ADJOURNMENT,** there being no further business to discuss, the meeting adjourned at 8:55 p.m.

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Douglas C. Shepherd, CAM  
Assistant Secretary

Dated this 10<sup>th</sup> day of March, 2016.