

CREEKSIDE PRESERVE HOMEOWNERS ASSOCIATION, INC.

A Corporation Not for Profit

MINUTES OF THE ANNUAL MEMBERSHIP MEETING FEBRUARY 25, 2016

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 23 owners present in person or by proxy. Doug Shepherd and Dayna Pressley were present from Lighthouse Property Management.

Notice of the meeting was mailed to each owner at their last known address. Doug Shepherd and Dayna Pressley 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 26, 2015, upon motion made by Chuck Kadlec and seconded by Mike Pugh, 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 FINANCIAL, the association is in good shape and has a Prior Year Fund Balance of \$21,121.00. There is \$8,921.00 in delinquent accounts, one of which is a rental property whose rent maybe assigned to the association. Steve Candell was appointed to the Finance Committee.

UNDER THE HEADING OF ARCHITECTURAL REVIEW, a discussion was held regarding typical violations, approximately 25 satellite dishes installed in the wrong location. An initial inspection of the community by the Covenants Committee and management revealed an 85% improvement in the overall appearance of the community. The association is starting its enforcement from scratch to make sure the Documents and Rules and Regulations are uniformly enforced. Most of the satellite dishes were installed by Direct TV. The president spoke to their dish installation contractor about a group rate but there is no guarantee that there will be one. It is up to the individual property owners, therefore, to negotiate their own deal to have their dish relocated. The \$25.00 ARC fee will be waived for owners who currently have a dish that must be moved and submit the application showing where it will be relocated.

UNDER THE HEADING OF MAINTENANCE, it was reported that the entrance fences need to be cleaned and/or painted and that the lightning strike repairs to the irrigation system have been completed and the system is fully operational. Thankfully, there has been a lot of rain this winter so the irrigation was not needed too much. It was suggested that owners clean out their irrigation line filers.

UNDER THE HEADING OF SPIRIT, Jennifer Myer the new chairman of the committee reported that the spring garage sale is this weekend. She hopes more social events can be scheduled in the future but she needs suggestions from owners.

UNDER THE HEADING OF NEW BUSINESS, a discussion was held regarding planting new trees in the common areas. Owners of fences where branches from trees on common areas hang over the fence onto their property can trim the branches back to their property line. Manatee County has a list of 12 non-invasive trees that can be planted. Owners are reminded to file an ARC request for trees they may want to remove or add and that a tree removed must be replaced with something else. The old bridge at the basketball court has become a gathering point for youths from both associations. The basketball court is for use by our association's owners and tenants only.

The Board of Directors will remain the same for 2016-2017.

ADJOURNMENT: With no further business before the Board, the meeting was adjourned at 7:56 p.m.

Douglas C. Shepherd, Assistant Secretary

Dated this 10th day of March, 2016.