

CREEKSIDE PRESERVE HOMEOWNERS' ASSOCIATION, INC.

A Corporation Not-for-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

April 19, 2017

The Board of Directors meeting was held at Parrish Methodist Church, 12180 US Hwy. 301 N. Parrish, FL 34219.

The meeting was called to order by the President, Mr. Heffner at 7:42 p.m. A quorum was established with the following Board members present:

Barrie Heffner Michael Pugh Crissy Hannan Ken Knight Rick Bartelt

Doug Shepherd represented Lighthouse Property Management.

UNDER THE HEADING OF MINUTES, upon motion by Mr. Knight and seconded by Mr. Pugh, the February 23, 2017 minutes were approved.

UNDER THE HEADING OF PRESIDENT'S REPORT, Mr. Heffner identified the association's committees, their functions, and members. He reiterated that committees serve at the pleasure of the board. The documents are on the association's documents.

After the recent property inspection, 29 violation letters were sent out to owners by Management, 9 of which were fining letters.

A discussion was held regarding the association's irrigation schedule and whether or not it can be adjusted to water properties twice per week.

On matters related to exterior paint color schemes, upon motion made by Mr. Pugh and seconded by Mr. Bartelt, it was,

RESOLUTION 17-07: We motion, to approve the attached as the association's official pallet and colors not on it will be unapproved. Motion carried unanimously.

UNDER THE HEADING OF SPIRIT COMMITTEE, upon motion made by Mr. Pugh and seconded by Mr. Knight, it was,

RESOLUTION 17-08: We motion, to approve a \$300 contribution to this committee to be, expensed from the prior year fund balance

UNDER THE HEADING OF FINANCIAL, there is a year-to-date excess of \$5,500 in the operating budget; \$4,000 in receivables outstanding; and \$200,000 in the reserves.

UNDER THE HEADING OF LANDSCAPING, the major entrance renovation is underway. The options available to help pay for this project include: charging an additional amount to the 2018 quarterly maintenance fees, using the Prior Year Fund Balance, levying a Special Assessment, securing a Bank Loan, or combinations of a Special Assessment, Loan and Prior Year Fund Balance.

UNDER THE HEADING OF OWNER COMMENTS, On-street parking remains a problem with no good solutions available. A discussion was held regarding adding colors to the existing pallet and why this is not permitted.

UNDER THE HEADING OF ADJOURNMENT, there being no further business to discuss, the meeting adjourned at 9:06 p.m.

Douglas C. Shepherd, CAM
Assistant Secretary

Dated this 16th day of May, 2017.