

# CRANE CREEK I HOMEOWNERS' ASSOCIATION

Fairway Management LLC

321-777-7575

## BOARD OF DIRECTORS' MEETING

1331 Bedford Drive, Suite 103

Melbourne, FL 32940

Via Zoom

June 9, 2021

7:00 PM

1. **CALL TO ORDER-** Meeting called to order by Bob at 7:00 PM.
2. **ESTABLISHED QUORUM** – Five of Five directors present via Zoom: , Bob Moore, Liz Parker, Keld Gronkjaer, Bobbie Hawkins and Carrie Clayton.
3. **PROOF OF NOTICE OF MEETING** - Posted as per Governing Documents and posted via the Fairway Mgmt./Crane Creek web
4. **RECOGNITION OF VISITING HOMEOWNERS** – Attending the Board meeting via zoom. Eddie Legge thanked the Board of Directors for improving the south entrance.
5. **READING OF MINUTES AND APPROVAL OF PREVIOUS MEETING** – Bob motioned to approve the May 12 meeting minutes, 2<sup>nd</sup> by Bobbie. Liz and Carrie in favor of approving and Keld objected.
  - a. **President** – Bob Moore stated the Association is working on getting back to in person meetings starting in July. Carrie Clayton is checking with Faith Lutheran Church for the July 14<sup>th</sup> Board meeting.
  - b. **Vice President-** Bobbie would like to postpone the summer bash at the twin park to August/September.
  - c. **Treasurer** – Carrie Clayton stated a owner in arrears has paid in full to bring their account current.
  - d. **Finances** – Three homeowners in arrears. Bobbie motioned to move all 3 delinquent homeowners to the association attorney for further collections, 2<sup>nd</sup> by Carrie. All in favor and the motion passed unanimously.
  - e. **AR report from Attorney** – Alan with Fairway Mgmt. gave a brief summary of the one homeowner the attorney is handling.
  - f. **Committees**

The Board of Directors has appointed Dan Meads, Cassee Gibson and Jennifer Brown to the ARC Committee.

**1860 Blue Heron – Windows** – ARC application incomplete, need details of proposed windows.

**1093 Egret Lake – Tree removal** – Keld motioned to approve, 2<sup>nd</sup> by Bob. All were in favor and the motion passed unanimously.

**2005 Blue Heron – Fence** – Keld motioned to approve, 2<sup>nd</sup> by Bob. All in favor and the motion passed unanimously.

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**Community entrance Committee** – Bob Moore spoke to Schurlknight Lawncare and the sod and mulch is on back order. Crane Creek is 4<sup>th</sup> on their list to complete.

**Lakes Committee-** Bob Moore inspected the Egret Lake and observed the evasive plants are returning. Ecor to address and provide a report of their findings.

**Six Mile Creek** – Alan with Fairway Mgmt. to check with Advanced Property Management to ensure we are not being double billed for the lake maintenance adjacent to the twin park.

## 6. UNFINISHED BUSINESS-

**a. Community Inspection report review** – The Board of Directors reviewed the current Community Inspection report and authorized Fairway Management to proceed with mailing out covenant enforcement letters. Bobbie asked Alan/Fairway to also inspect for weeds in flower beds/ lawn and dead lawns.

**b. Driveway CCR Update** –Tabled until July Board meeting.

## 7. NEW BUSINESS-

**a. Store meeting recording on the website** – Tabled until July.

**b. South entrance revitalization initiative – adding Florida Friendly/ butterfly Pants to the south entrance and islands** –Tabled until mulch is installed.

**c. Social Media** – Neighbor next door – Bob Moore made a motion to have Fairway Management address complaints regarding Director at Large Keld Gronkjaer as an official Nuisance Complaint / forward to attorney as needed, 2<sup>nd</sup> by Bobbie. Liz and Carrie in favor and Keld abstained.

Bob Moore made a motion that statements and comments made by Director at Large Keld Gronkjaer on Next door, or any other form of social media, against homeowners are not made or authorized by the Crane Creek Board of Directors or it's Corporation, 2<sup>nd</sup> by Bobbie. Liz and Carrie in favor and Keld abstained.

**d. Insurance Renewal** – Bob motioned to approve the insurance renewal, 2<sup>nd</sup> by Bobbie. All in favor and the motion passed unanimously.

## 8. NEXT MEETING DATE- Next BOD Special Meeting scheduled for, July 14<sup>th</sup>, 2021.

9. **ADJOURNMENT-** No further business before the board, Meeting adjourned at 7:42 PM by Bob, 2<sup>nd</sup> by Bobbie.