

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

April 14th, 2021

7:00 PM

1. **CALL TO ORDER-** Meeting called to order by Bob at 7:01 PM.
2. **ESTABLISHED QUORUM** – Five of five directors present via Zoom: Bob Moore, Liz Parker, Keld Gronkjaer, Bobby 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.
Homeowners: Clayton Kimball, Carol Kaier, Helen Richelieu, Brian Gilway and Eddie Legge.
Eddie Legge thanked the Board of Directors for assisting in cleaning up the entrances. Brian Gilway thanked the BOD for approving his ARC application in a timely manner.
5. **READING OF MINUTES AND APPROVAL OF PREVIOUS MEETING** – Tabled until the Zoom recording can be reviewed.
6. **Reports of Officers and Committees.**
 - a. **President** –
 - i. Bob Moore suggested Crane Creek create a virtual neighborhood watch. The virtual Neighborhood watch committee would be made up of members utilizing their cell phones.
 - ii. Bob Moore also stated the BOD has been invited to attend a school Board meeting regarding a new proposed school.
 - iii. The latest ARC application being used was last revised February 2019.
 - b. **Vice President-** None
 - c. **Treasurer** –
 - i. Carrie Clayton mentioned the 2021 year to date budget was over in lawncare for the entrance islands and legal.
 - ii. Fairway Management is handling the collections from owners in arrears.
 - iii. Carrie visited with John McCall Lawncare to see if he would be willing to resume the lawn care of the entrance islands and his response was the contract started with mowing, edging and blowing and from the increase in additional demands of services he no longer was making a profit forcing him to terminate the contract.
 - d. **Secretary** – None
 - e. **Finances** –
 - i. Alan: Two homeowners are currently 90 days past due and are in collections.

CRANE CREEK I HOMEOWNERS' ASSOCIATION

Fairway Management LLC

321-777-7575

f. **AR report from Attorney** – Alan gave a summary update of the two owners in arrears with the attorney.

g. **Committees**

ARC –

2005 Blue Heron – Roof – Bob motioned to approve, all in favor and the motion passed unanimously.

1817 Crane Creek – Paint – Bob motioned to approve, all were in favor and the motion passed unanimously.

1860 Blue Heron – Pavers – Bob motioned to approve, all in favor with the exception Keld was abstained and the motion passed.

2027 Blue Heron– Roof - Bob motioned to approve, all were in favor and the motion passed unanimously.

1083 Old Millpond – Gutters – Bob motioned to approve, all were in favor and the motion passed unanimously.

1093 Egret Lake–Paint – Bob motioned to approve, all were in favor and the motion passed unanimously.

1093 Egret Lake - Roof- Bob motioned to approve, all were in favor and the motion passed unanimously.

1780 Crane Creek – Garage door – Bob motioned to approve, all were in favor and the motion passed unanimously.

1815 Blue Heron – Solar panels – Bob motioned to approve, all were in favor and the motion passed unanimously.

1062 Old Millpond – Paint – Bob motioned to approve, all were in favor and the motion passed unanimously.

Community entrance Committee –

Bob Moore repaired the irrigation issues reported in the entrance islands saving the Crane Creek association money.

Lakes Committee-

Mike Hazelwood has volunteered to report his findings on the Old Millpond Lake.

Six Mile Creek – None

7. 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. Bob motioned to not send letters regarding weeds in lawn at this time, 2nd by Carrie. All were in favor and the motion passed unanimously.

CRANE CREEK I HOMEOWNERS' ASSOCIATION

Fairway Management LLC

321-777-7575

b. Driveway CCR Update –Tabled until May Board meeting.

c. Discussion for McCall terminating lawn contract – Please see Carrie’s Treasurer report. Copied from the Treasurer report.

Carrie visited with John McCall Lawncare to see if he would be willing to resume the lawn care of the entrance islands and his response was the contract started with mowing, edging and blowing and from the increase in additional demands of services he no longer was making a profit forcing him to terminate the contract.

d. Crane Creek HOA website – Still in progress. Tabled due to time restraints.

8. NEW BUSINESS-

a. 1850 Crane Creek contact discussion – Clayton Kimball is the contact person for this property.

b. South entrance revitalization initiative – adding Florida Friendly/ butterfly Plants to the south entrance and islands – Carol with the Florida Plant Society (conradina.fnpschapter.org) joined the meeting via Zoom and recommended the Florida friendly plants since they are drought tolerant, low maintenance and sustain their pretty flowers. Tabled until a design plan is created.

c. South Entrance turf replacement /mulch – Received one proposal to replace the turf with Pro Vista sod. Fairway Management to get two more proposals for the sod replacement.

d. Social Media – Neighborhood watch – Please see President’s report.

9. NEXT MEETING DATE- Next BOD Special Meeting scheduled for, May 12th, 2021.

10. ADJOURNMENT- No further business before the board, Meeting adjourned at 9:23 PM by Bob, 2nd by Bobby.