

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

December 8, 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 Park Barbara Stage, Bobby Hawkins, and Carrie Clayton.
3. **PROOF OF NOTICE OF MEETING** - Posted as per Governing Documents on October 28th,2021
4. **RECOGNITION OF VISITING HOMEOWNERS** – Attending the Board meeting via zoom. Keld Gronkjaer, Jolleen Wallace, Tom Barnhart, Carol Kaier, Frantz & Helen Richelieu, Anne Hazelwood, and Tricia Hawkins.
5. **READING OF MINUTES AND APPROVAL OF PREVIOUS MEETING** – Bob motioned to approve the November 17th meeting minutes, 2nd by Bobby. All in favor and the motion passed unanimously.
 - a. **President** – Bob Moore stated all the Christmas lights are up at both Crane Creek entrances. Barbara Stage and her son in law donated a lot of the lights. There were also eight volunteers that stepped in to help with installing the lights.
 - b. **Vice President-** Bobby thanked all the volunteers that assisted with installing the Christmas lights this year at the entrances.
 - c. **Treasurer** – Carrie Clayton asked homeowners if they install Christmas lights to please post on the next-door application so the community can look at their light display.
 - d. **Finances** –
 - e. **AR report from Attorney** – Only two owners in arrears are with the Attorney for further collections currently.
 - f. **Committees**
 - ARC Committee** – Approved ARC applications were 1820 Crane Creek for gutters and garage door and 875 Deer Run Dr. for driveway pavers.
 - Lakes Committee-** Ecor to send service report over of the last service that was completed last week.
 - Six Mile Creek** – Six Mile Creek at this time has not removed the sign.
6. **UNFINISHED BUSINESS-**

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- a. **Community Inspection report review** – Bob motioned for Fairway Management to mail the violation letters contained in the inspection report, 2nd by Bobby. All in favor and the motion passed unanimously.
- b. **Driveway CCR Update** – Tabled
- c. **South Entrance revitalization initiative – adding Florida Friendly/ butterfly plants to the south entrance and islands** – Bob will be visiting a Florida friendly nursery to get a landscaping diagram/sketch and pricing to present to the Board for review.

7. NEW BUSINESS-

- a. **Yard of the month sign** – Bobby worked on the judging basics to be used to determine yard of the month. Yard of the month judging will take place from April through November and owners must be current with their HOA dues and the winners can only win once annually. The judging/voting will take place the second Wednesday of each month. Bob motioned to accept these rules for yard of the month, 2nd by Bobby. All in favor and the motion passed unanimously. Bob motioned for the yard of the month to begin April 2022, 2nd by Bobby. All in favor and the motion passed unanimously. Bobby motioned yard of the month be posted on the Next-door application, 2nd by Liz. All in favor and the motion passed unanimously.
- b. **Review lawn proposal from McCall Lawncare** – Bob motioned to contract with McCall's lawncare saving the association one hundred dollars monthly, 2nd by Barbara. All in favor and the motion passed unanimously.
- c. **SunTrust Bank – Online bill pay** – Tabled until merger takes place and Bob to get additional details. Carrie motioned to post on Next-door that owners can pay their HOA dues via credit card at the Fairway Management office, 2nd by Bobby. All in favor and the motion passed unanimously.

8. **NEXT MEETING DATE-** Next BOD Special Meeting scheduled for, January 12th, 2022, at 7:00 p.m.

9. **ADJOURNMENT-** No further business before the board, Meeting adjourned at 7:52 PM by Bob 2nd by Liz.