

# CRANE CREEK I HOMEOWNERS' ASSOCIATION

Fairway Management LLC

321-777-7575

## BOARD OF DIRECTORS' MEETING

Via Zoom Teleconference

May 11, 2022

7:00 PM

1. **CALL TO ORDER**- Meeting called to order by Bob at 7:00 PM.
2. **ESTABLISHED QUORUM** – Four of Five directors present via Zoom: Bob Moore, Barbara Stage, Bobby Hawkins, and Carrie Clayton. Liz Parker joined the meeting at 7:25pm.
3. **PROOF OF NOTICE OF MEETING** - Posted as per Governing Documents
4. **RECOGNITION OF VISITING HOMEOWNERS** – Clayton Kimball, Helen & Frantz Richelieu, Tom & Renee Barnhart, Anne & Mike Hazelwood, Tom Anderson, Keld Gronkjaer, and Alyssa Pena.
5. **READING OF MINUTES AND APPROVAL OF PREVIOUS MEETING** – Bob motioned to approve the April meeting minutes, 2<sup>nd</sup> by Bobby. All in favor and the motion passed unanimously.
  - a. **President** – No report
  - b. **Vice President**- No report
  - c. **Treasurer** – was approached by an owner asking if the board was walking the neighborhood taking photos of homes and enforcing violations as such. Treasurer responded the board does not do such. Fairway handles violations and drives the neighborhood. The moderator of Next Door would like the association to provide two members of the community (non board members) to train in being a moderator of the next door site to ensure all members of the site are following the rules. Please message Carrie if interested. Carrie motioned to reach out on social media to members regarding being a moderator – Bob seconded, all in favor, motion passed.
  - d. **Secretary** – No report
  - e. **AR report from Attorney** – Only one owner at the attorney for collections, have been sent a notice to foreclose on lien attorney handling. Fairway stated seven owners currently have not paid the 2022 fees, Bob motion and Bobby seconded to send the seven owners to the attorney for collections. All were in favor and motion passed.
  - f. **Committees**
    - ARC Committee** – 5 ARC applications reviewed. Four were approved: 1099 Egret Lake (fence),1730 Crane Creek (roof);1840 Crane Creek (impact windows), 1850 Crane Creek (landscape and driveway)- they were all motioned by Bob and seconded by Bobby, approved unanimously. Motion was made by Bob and seconded by Bobby to deny 1102 Egret Lake Fence, as per Article III, section 3.7 only split rail and log rail fences are approved for this lot. Motion carried unanimously.
    - Community Entrance Committee**: South entrance, new plants holding up well. Bob will check the sprinklers to ensure all get watered enough. North

# CRANE CREEK I HOMEOWNERS' ASSOCIATION

Fairway Management LLC

321-777-7575

entrance, grass is good, Oak still needs a bit more trimming. After a conversation with Six Mile Creek both islands at the North entrance belong to Six Mile Creek, none belong to Crane Creek. SMC is to speak with their property management company and have them maintain. Six Mile will allow Crane Creek to enhance should the association want to. .

**Lakes Committee-** Ecor was out today on property

**Six Mile Creek** – Six Mile sent over several proposals to replace the playground at Twin Peaks park. The proposals were reviewed and the association determined the playground was recently replaced and with regular maintenance should be safe. The association feels they have been paying SMC to maintain it and they have not. The association will review any proposals to replace/repair as needed. Fairway will review insurance coverage to see if we list Playground as insured asset. Fairway will report to board regarding the agreement with Six Mile Creek and the playground.

## 6. UNFINISHED BUSINESS-

- a. **Community Inspection report review** – Bob made a motion, seconded by Bobby to impose a fine for 1797 Mallard Lake (Trash Cans stored from view) and 1512 Old Millpond (clean/replace mailbox to include house numbers) and to notify owners of a hearing before the due process committee at a date to be determined. Motion carried unanimously. Bob motioned for Fairway Management to mail the violation letters contained in the inspection report, with changes above, 2<sup>nd</sup> by bobby. All in favor and the motion passed unanimously.
- b. South entrance- above
- c. **County sidewalks** – Bob reported 63 trip hazards to the county. Bob will send to Fairway and he and Fairway will check status of such.
- d. Light at South entrance- Bob will meet with Barbara at light and let Fairway know what next steps
- e. Self Help – Mcalls will handle two self helps from last meeting on 5/21/22
- f. Rules and Regulations Flags discussion was tabled

## 7. NEW BUSINESS-

- a. Bobby stated by voting, 1840 Crane Creek is the yard of the month for May,.
- b. Reviewed quote from Ecor to stock lakes to reduce midge flies, at 10K for all lakes. No further action on such at this time.

# **CRANE CREEK I HOMEOWNERS' ASSOCIATION**

Fairway Management LLC

321-777-7575

- 8. NEXT MEETING DATE-** Next BOD Meeting scheduled for, **June 8, 2022, at 7:00 p.m. in person**
  
- 9. ADJOURNMENT-** No further business before the board, Meeting adjourned at 7:53 PM by Bob.

Minutes prepared by:

Mary Wathen. LCAM