

Creekwood Townhome Association, Inc.

NOTICE IS HEREBY GIVEN that the Board of Directors meeting for Creekwood Townhome Association, Inc. will be held at the date, time and place posted below:

DATE: Wednesday, September 15, 2021
TIME: 6:15 PM
PLACE: Zoom and in person at the CW Pool Area

Join Zoom Meeting

<https://us06web.zoom.us/j/86874240800?pwd=MXNIS0ILWmFHMfdQSDV4WGtqSUK2QT09>

Meeting ID: 868 7424 0800

Passcode: 781347

One tap mobile

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MINUTES

Call the Meeting to Order: The meeting was called to order at 6:15pm.

Determination of Board Quorum: Nick, Gina, Kim, Fred

Proof of Notice: Confirmed in accordance with FL ST 720 and the association's documents.

Approval of Previous Minutes - August 4, 2021, BOD Minutes MOTION made by Gina, seconded by Nick to approve as presented. MOTION

Appointments / Resignations: MOTION made by Gina, seconded by Nick accept Matt's resignation. MOTION made Nick, seconded by Kim to appoint Gina as Treasurer. MOTION unanimously. MOTION made by Nick, seconded Gina to appoint Joe McIntyre to the Board of Directors and officer position of secretary. MOTION passed unanimously.

Treasurer Report Financial Statements - August 31, 2021

Manager's Report:

- Please see attached.
- The preserve trim will be completed by Blooming's in October
- Lock on pool equipment gate
- Signs in restrooms
- Blooming property intro

Unfinished Business:

- **Rental Restrictions – Discussion Only**
 - Nicole will send current application package to board for review.
 - Nicole will confirm the threshold needed for amendment changes.

New Business

Creekwood Townhome Association, Inc.

- **Tree Trimming:**
 - **MOTION** made by Fred, seconded by Nick to approve Clean Cut as proposed in the amount of \$2375. MOTION passed unanimously.
 - Blooming's will be directed to install mulch by November 1.
 - Blooming's will be directed to trim the preserve by November 1.
 - Clean Cut will be booked by November 1.
 - Blooming's will meet with Nicole and Joe to complete the previously approved enhancements.
- **Drainage:** This is a priority for the Board. Pending engineer report.
- **Parking:** Continues to be monitored. The regulations will be reviewed.
- **Budget Planning:** Budget Meeting October 20th at 6:15pm.

Owner Comments (limited to 3 minutes each)

- Trees in rear yard, encroaching from the perimeter wall.
- The board will create a landscaping stones and mulch guide for homeowners who choose to do it themselves.

Next Scheduled Meeting: Budget Meeting scheduled for October 21, 2021, Pool Area at 6:15pm
Annual Membership Meeting scheduled for February 16, 2022, at 6:15pm

Adjournment: With no further business to discussed, the meeting adjourned at 7:18pm.

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