

CREEKWOOD TOWNHOMES ASSOCIATION, INC.

ANNUAL MEMBERSHIP MINUTES

DATE: Monday, February 27, 2023
TIME: 6:15 PM
PLACE: The Pool Area
5251 78th St Cir E Bradenton

1. Determination of Chairman of the meeting and Call to order: The membership present unanimously approved Nicole Banks to chair the meeting. The meeting was called to order at 6:20pm.
2. Certify there is a Quorum: 15 members present and by proxy.
3. Proof of notice of meeting: Proof of notice was provided in accordance with the FL ST 720 and the association's governing documents.
4. Approval of the Previous Minutes / disposal of any unapproved minutes: MOTION made by Nick, seconded by Gina to approve the 2022 annual meeting minutes as presented. MOTION passed unanimously.
6. Reports of directors, officers or committees
2022 Accomplishments / 2023 planned projects
 - 2022 Bathroom renovations, new pool umbrellas, re-slung chairs, two social events, purchased tables and chairs, established pool reservations (Form located online)
 - Joe highlighted 2023 planned landscaping enhancements.
 - New pool coping approved. Pending installation.
 - Building power washing completed.
7. Announcement of the 2023 Board of Directors
Nick, Pam, Gina, Kristin will serve on the Board. This leaves 1 vacant seat. Floor nominations were taken.
MOTION made by Gina, seconded by Nick to accept a nomination for Danielle McIntyre to join the Board of Directors. No other floor nominations or intents were submitted. MOTION passed unanimously.
8. Homeowner Comments
 - MI home warranty concerns were discussed. Owner was directed to MI homes website.
 - A more effective cleaner for the pool chairs was suggested.
 - Roof schedule was discussed.
 - FPL light post needs to be re-installed. Rob will do a safety wrap around the poll while we wait for FPL.
 - Community enhancements were discussed.
 - Owner suggested the option of adding a hot tub / spa
 - AED was suggested.
9. Unfinished / New Business
 - Carryover Vote: The membership present and by proxy unanimously approved the carryover vote.
10. Adjournment: With no further business to discuss, the meeting adjourned at 7pm.

~Immediately following the Annual Membership Meeting will be the Organizational Meeting to appoint Officers to the Board of Directors~

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ORGANIZATIONAL BOARD OF DIRECTORS

Call to Order and Establish a Quorum is present: The meeting was called to order at 7pm. A quorum was present with all five board members present; Gina, Nick, Danielle, Pam, and Kristin.

Acknowledge Posting of Notice: Notice was posted in accordance with FL ST 720 and the association's governing documents.

New Business – Establish Officers

President- Gina Valdez

Vice President – Danielle McIntyre

Treasurer- Nick P

Secretary- Pam Gibson

Director at Large- Kristin

Next Meeting date and Adjournment: Monday, April 17th at 6:15pm. Adjourned at 7:06pm.