

Creekwood Townhome Association, Inc.

DATE: December 2, 2021
TIME: 6:15 PM
PLACE: Zoom and in person at the CW Pool Area

MINUTES

Call the Meeting to Order: The meeting was called to order at 6:20pm.

Determination of Board Quorum: A quorum was established with the following board members present; Nick P, Joe McIntyre, Kim St. Pierre, and Fred Schmidt. Gina Valdez had an excused absence.

Proof of Notice: Proof of notice was confirmed in accordance with the FL ST 720 and the association documents.

Approval of Previous Minutes – October 21, 2021 - BOD Minutes **MOTION** made by Nick, seconded by Kim to approve as presented. MOTION passed unanimously.

President Report:

- The holiday lights have been installed.

Treasurer Report Financial Statements - October 31, 2021, the board reviewed the financial statements.

Manager's Report: See below.

Unfinished Business:

- **Drainage: MOTION** made by Nick, seconded by Joe to approve Crosscreek Environmental in the amount of \$10,231 as proposed. MOTION passed unanimously.
- **Parking:** A reminder to all residents to follow the governing documents regarding parking enforcement.
- **Landscaping:** The enhancement projects are completed at the entrance and pool area.

New Business

- **Compliance Review: MOTION** made by Nick, seconded by Joe to fine \$100 per day, not to exceed \$1,000 5191 78th St. Circle E. for dirty driveway. MOTION passed unanimously.
- Sprinkler System is running twice per week, 20 minutes per zone.

Owner Comments (limited to 3 minutes each)

- Drainage work will begin within 90 days.
- Pam asked if 7844 paint has been touched up.
- Jeff asked if the vehicles blocking sidewalks and the street will be enforced.
- The 2022 budget was discussed.

Next Scheduled Meeting: The first notice of the annual meeting will be sent in December. The second notice with detailed agenda, proxy and ballot will be sent in January. The Annual Membership Meeting scheduled for February 16, 2022, at 6:15pm

Adjournment: With no further business to discuss, the meeting adjourned at 7:15pm.

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