

# CRYSTAL LAKES

HOMEOWNERS ASSOCIATION OF MANATEE COUNTY, INC.

## **Board of Directors Meeting September 10, 2015 Fellowship Alliance Church Meeting Minutes**

### **1. Certifying of Quorum-Call to Order**

The meeting was called to order by President, Charlie Brunner at 6:30 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Board members Sharon Huddleston and Matt Hanna were also present. It was determined that a quorum was established. Doug Pinner and Patricia England from McNeil Management were also in attendance.

### **2. Approval of Minutes**

The Board reviewed the prior meeting minutes as prepared by Manager.

**On Motion:** Duly made by Charlie Brunner, second by Sharon and carried unanimously.

**Resolve:** To waive reading of the prior meeting minutes and approve them as presented.

### **3. Committee Reports**

**Irrigation:** Chairman Tom Conrad reported that he is obtaining bids for grounding the irrigation system. He received one from Austin Outdoors and requested that manager obtain additional bids. System operating well at this time.

**Presidents Report:** Charlie Brunner welcomed McNeil Management as the new property management company for the association. He briefly updated the board and owners on current projects like painting of entry way, nature walk, playground upgrades and power surge protectors for water pump controls.

### **4. Financial Business**

**Financial & Management Reports:** Financials were reviewed by Sharon Huddleston. She reported overall the fiscal health of the association was in good standing.

### **5. Old Business**

**Bids:** The board is currently seeking quotes for landscaping, lake services, and grounding of irrigation system. Association recently signed a new contract with Doody Free who will maintain pet waste stations at the monthly rate of \$78.00.

**Compliance Committee:** Robert Meija notified the board he is resigning from the compliance committee.

**On Motion:** Duly made by Charlie, second by Sharon and carried unanimously.

**Resolve:** Motion to appoint John Cappola to Compliance Committee.

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## 6. New Business

**2016 Proposed Budget:** Board reviewed details and discussed with members. The proposed 2016 budget will reduce annual assessment to \$540.00 per lot, per year.

**On Motion:** Duly made by Sharon, second by Charlie and carried unanimously.

**Resolve:** To approve the 2016 budget as presented with an annual assessment of \$540.00 per lot.

**Paint Palette:** McNeil Management advised the board of directors they will need to adopt and approved color palette for the association. McNeil provided the board with a sample palette from Behr Paint. McNeil will continue attempts to obtain the original colors used.

**Website:** Board members reviewed and discussed a bid from Dehart Web Design services for professional hosting of the HOA website.

**On Motion:** Duly made Matt, second by Charlie and carried unanimously.

**Resolve:** To approve contract with Dehart Web Design Services as proposed for a new website with an effective date of December 1, 2015.

**Playground Sand Bid:** Austin outdoors proposed to add 4" of sand to the playground. Board requested manager to obtain new quote for removal of "moldy sand" along with installation.

**Community Standard-Satellite Dishes:** Charlie Brunner provided board members with a copy of Community Standards for installation of satellite dishes.

**On Motion:** Duly made by Charlie, second by Sharon and carried unanimously.

**Resolve:** To approve Community Standards as submitted for satellite installation and add them to supplemental rules.

**SWFMD Water Use Permit:** Charlie Brunner reviewed and signed renewal application. Manager will mail with required application fee.

## 7. Adjournment

**On Motion:** Duly made by Charlie, second by Sharon and carried unanimously.

**Resolve:** To adjourn the meeting at 7:50p.m.

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Prepared by Manager on behalf of Secretary

*Charlie Brunner, President*  
*10 DEC 2015*