

**MINUTES OF THE ANNUAL BOARD MEETING
PHESANT CREEK HOMEOWNERS ASSOCIATION, INC.
AUGUST 19, 2024**

CALL TO ORDER

With a quorum of Directors present, the meeting was called to order at 7:01pm. Without a quorum of residents, the meeting was adjourned at 7:02pm. The meeting was called to order at 7:03pm. Without a quorum of residents, the meeting was adjourned at 7:04pm. The meeting was called to order at 7:04pm with a quorum of residents. Those present are as follows Jackie Martinez, Marylou Woods, Ed Prilucik, Vicki Keller, Trish Tran. Representing Sterling ASI is Community Manager Kari Lemoine.

MEETING AGENDA

The agenda was reviewed by the Board and adopted as presented.

MEETING MINUTES

The Board reviewed the meeting minutes from the 2023 annual meeting. A motion was made by Jackie, seconded by Marylou to approve the minutes as written.

REVIEW FINANCIALS

2024 Financial record was reviewed by the board during open meeting. 95% of HOA dues have been collected for 2024.

ELECTION OF THREE DIRECTOR AND ELECTION RESULTS

Jackie Martinez with 21 votes reelected

Ed Prilucik with 21 votes reelected

Vickie Keller with 18 votes reelected

Pete Murany with 9 votes

Victoria Martinez with 9 votes

OPEN FORUM & EXECUTIVE SESSION SUMMARY

There were nineteen homeowners present at the meeting.

Open questions from home owners are as follows.

1. How to be placed on the annual ballot. *All registered residents were sent an E-Mail on May 28, 2024 for the solicitation of candidates.*
2. Complaint from resident about not receiving feedback about giving swimming lessons at pool. *Jackie explained that the info was forwarded to Sterling and apologized for not responding in a reasonable time frame. Sterling ASI representative Kari stated that the info about swimming lessons was forwarded to Legal but due to the hurricane, vacation and computer data loss due to the CrowdStrike crashing, the ball was dropped. Kari with Sterling ASI will follow up on the request.*
3. What will the HOA fees be in 2025. *Due to ever increasing costs of operations it will be necessary to increase fees by 3%, Approximately \$12.00 annually.*
4. Frustrations about ACC needed for storm damage. *On July 15, 2024 Sterling ASI sent all registered residents an E-Mail with links on items concerning hurricane damages. It was also noted that the Pheasant Creek website also has this information. Also, the website statement indicating all ACC applications would be handled quickly as possible within a 7-day turnaround.*
5. Concrete walkway and bench in the park that was damaged by contractors. *HOA and Sterling ASI are aware of the damages and repairs are under way.*
6. Home damaged by two trees on house at 2703 Whispering Court. *HOA and Sterling ASI will curtail sending deed violation letters to home owner about storm damages. The homeowner will need to submit ACC for any repairs needed to home and yard.*
7. Fence debris and how to handle disposal. *As of today, there is no solid yes or no answer from our area precinct authorities or GFL about this issue. Residents with fence debris will need to properly dispose of their fence debris.*

NEW BUSINESS

There was no new business during the annual meeting.

With no further business to come before the Board, the Board adjourned the annual meeting at 8:11 p.m.

Jackie Martinez, President