

SUGAR CREEK RESORT ASSOCIATION, INC.
 3300 26TH. AVE. E. BRADENTON, FL. 34208
 PHONE (941) 748-3761 FAX (941) 748-1817

Topic	Discussion/ Concern	Resolution /
Minutes from Feb. 17, 2026	Board Meeting	
Meeting called to order	by President Tom Buckhannon at 7:00PM	
Prayer	Given By Barbara Miller	
Pledge of Allegiance	Led by Eddie Brandon	
Roll Call	Attendance: Tom Buckhannon, Pres Jack Morris, VP, Mike Talsma, Tres. Tricia O'Brien, Sec. Herb Zuercher, John Miller, Charlie McDougall, Jeff Tackett, Real Quesnel	
Minutes from Jan. 20, 2026 Board Meeting.	Read by Tricia O'Brien, Sec. <u>CORRECTIONS:</u> 1. Lot #72 repair volunteers, 2. Lot #152 water repair volunteers 3. Road Report- a. Project is NOT out for bids. b. Add Ivan Duivesteyn to committee member list.	1. Change Bob Allen name to Bob Anderson. 2. Add Paul Curran. John Miller motioned to accept minutes with corrections. 2 nd . by Herb Zuercher. Motion Carried
President's Announcements	Annual Meeting is scheduled for Tuesday; Feb. 24th. @ 7:00pm.	Ballots can be submitted early to Kris in the office or bring to meeting and submit to election committee. Be sure to use envelopes that have been provided.
Community Comments	No comments from the community.	

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<p>Treasures Report</p>	<p>Mike Talsma reviewed the Jan. 31, 2026, Income Statement. He is working with Kris to investigate the negative balance of -\$11.05 in Misc. Category.</p>	<p>Corrected Report from Dec. 31, 25 was presented after Auditor and Mike reviewed our accounts. Jan. 31, 2026, Balance Report of -\$90.62 in total cash row is an error on report. Should be removed. Motion to accept report was made by Jeff Tackett, 2nd. Real Quesnel. Motion carried.</p>
<p>Tree Committee</p>	<p>1. Lot #34 & #36- removal of unhealthy tree and trimming of tree over house. 2. Lot #92- Tree Trimming</p>	<p>1. Request approved 2. Request approved Herb Zuercher made a motion to accept report, 2nd. by Jack Morris. Motion carried</p>
<p>Code/Site Committee</p>	<p>No report to be given</p>	<p>*</p>
<p>Rec Committee</p>	<p>Rauline Morris reviewed upcoming events. YARD SALE- Thank you to all who helped with event and who shopped at event. 1. Feb 19th-Happy Hour Social-4-6pm Followed by DJ Dance at 7:00pm. 2. Feb 21st- Soup Night 3. Feb.24th- Annual owners meeting</p>	<p>Total intake was approx. \$7,000.00 for a profit of \$6,500.00 after expenses. 1.5:30-6:30 Hot Dogs or Ham Sandwich with chips, cookies and a drink available. Cost \$5.00 3.7:00pm Community member meeting. Bring voting ballots. results will be reported.</p>

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	<p>4. March 6th- Talent Show- 5. Wood Shop- Door code has been changed</p>	<p>4. Sign-up sheet on bulletin board. 5. Current members see Patch, Fred Evans or Rauline for new code. New members cost is \$5. \$10 for use of Table Saw including tool instructions.</p>
<p>Road, Sewer, Water Report</p>	<p>Rick Dykstra presented a report.</p> <ol style="list-style-type: none"> 1. SCR Committee, Contractor and Engineers met today Feb. 17th. 2. Working with Manatee County to get permits. 3. Drill Rigging Equipment searching for underground issues. 4. Prospect of splitting project over 2 years. 5. Modifications of islands. 6. Seminole Circle- Center area could be modified to widen road. 	<ol style="list-style-type: none"> 1. Group toured SCR and reviewed concerned areas. 2. Still ongoing 3. Drilling could occur soon. 4. More details at next project meeting that will occur soon. 5. Volunteers will be needed to start moving boarders and some plants.

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<p>Finance Committee</p>	<p>Members are: Tom Buckhannon, Mike Talsma, Herb Zuercher, Ken Batlett, and Rick Dykstra.</p> <p>Tom sent letters seeking financial assistance from :</p> <ol style="list-style-type: none"> 1. U.S. Dept. Of Agriculture 2. Fl. Dept. of Environmental Protection 3. Manatee County 4. Discussing with Banks- no answers yet. <p>Due to SCR being a CO-OP, this does affect the ability to receive funding. Some money may be available.</p> <p>After Annual Meeting we will hold a Town Meeting to discuss Road Project financing</p> <p>If project costs \$2.43 Million or more cost would be over \$10,000.00 per owner.</p>	<p>Committee met on Feb 9th. Reviewed possibilities of ways to get project financing.</p> <p>1. Committee has a meeting with Dept. of Agriculture on March 2nd.</p> <p>Committee is exploring loans, grants and partnerships with these agencies. These possibilities will be explored in next couple of weeks.</p> <p>Bylaw 6.3A- If Homeowner Assessment are over \$10,000 there must be approval vote by majority of owners.</p>
<p>Old Business</p>	<p>No business to review.</p>	

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<p>New Business.</p>	<p>Discussion to allow Spectrum Service a 5-year agreement for continuation of network service within SCR. This is cable service. It does not affect lot owners to receive internet from other providers.</p> <p>Where to allocate the funds was discussed</p>	<p>Offer accepted within 90 days; Includes Internet in Rec. Hall & Office. (savings of close to \$6,000 over 5 years.</p> <p>Spectrum will pay \$175.00 per lot for a total of \$42,875.00.</p> <p>Herb Zuercher made motion to accept agreement, 2nd. By Mike Talsma. Motion Carried</p> <p>Mike Talsma made a motion that \$42,875.00 go towards Road Project. This would be the Streets and Lights account #2803. Motion was 2nd by Jeff Tackett. Motion carried.</p>
<p>Meeting adjourned</p>	<p>A motion to adjourn meeting at 8:20pm was made by Mike Talsma and, 2nd. by Real Quesnel. Motion carried.</p>	<p>Next meeting : Annual Community Meeting Feb. 24th @ 7pm</p>

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	<p>QUESTIONS from community.</p> <ol style="list-style-type: none"> Who would be the project representative from the park? Asphalt installment- Is contractor completing or sub-letting job? Would hiring subcontractor make a difference financially? Could one bathroom be left working while the other is closed for road work. Tree damage- Is this possible due to location of roots under the road. How long will services be shut down to homes during work? Concern was brought about the change in appearance of the park after project is completed. Cozy Corner residents asking that the tree in their island not be removed. Suggestion was offered that once project is completed, we need a plan to replant trees and upgrade landscaping. 	<ol style="list-style-type: none"> Volunteers have come forward. Will review for the qualifications and abilities to be representative. Typically, contractor is responsible for all aspects of job, this deletes any challenges, disagreements and who is responsible for issues. It is not usually less expensive. Will keep this concern in the conversation during work process. Damage to roots running under the road is possible and unsure of effect on trees. Water & sewer will be shut down sporadically during work. Plan is for homes to have service at the end of each day. Islands and road widths will need to be altered to ensure that the traffic flow is safe and the emergency vehicles can reach ALL homes. Each area will be evaluated as the project progresses. Good suggestion. Again will need to evaluate these ideas once project is completed.