

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 March 10, 2026	Board Meeting	
Meeting called to order	by President Tom Buckhannon at 7:00PM	
Prayer	Given By Ron Fletcher	
Pledge of Allegiance	Led by Gary Severcol	
Roll Call	Attendance: Tom Buckhannon, Pres Jack Morris, VP, Mike Talsma, Tres. Tricia O'Brien, Sec. Herb Zuercher, John Miller, Jeff Tackett, Christine Miraglia.	Real Quesnel absent
Minutes from Feb. 17, 2026 Board Meeting.	Read by Tricia O'Brien, Sec. 1 correction- remove Rick Dystra from the Finance Committee.	Mike Talsma motioned to accept minutes with correction. 2 nd . by John Miller. Motion Carried
Minutes from Feb 28 th Organizational meeting.	Minutes read by Tricia O'Brien, Sec.	John Miller motioned to accept minutes. 2 nd . by Herb Zuercher Motion Carried
President's Announcements	Thank you to Bob Anderson for refurbishing the Construction Dumpster stairs.	Community was asked to NOT climb the stair railing to look into the dumpster and to be careful if you are removing any materials from the dumpster.
Community Comments	No comments presented.	

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

<p>Guest Speaker- District 2 Commissioner Amanda Ballard.</p>	<p>Commissioner presented her public service history. Currently serving for past 3 ½ years. Topics discussed: Mixon Farm Property- Playground has been constructed, 1st. Farmers Market scheduled on 3/15. Possibly adding a 4-H barn, Gardeners plots, and a possible Library. You can still rent the facility for special events.</p> <p>Community comments/questions:</p> <ol style="list-style-type: none"> 1. Can assistance be provided to help get county to authorize emergency exit from SCR through back section of Mixon property. Response-She will investigate the request and provide her support for the project. 2. What are her thoughts on the growth of Manatee County- Response -County is working on upgrading infrastructures to keep up with the growth. Possible upgrade of 27th St E and 26th Ave E 3. What is the plan for fencing to separate the Mixon park and SCR- 	<p>Commissioner Ballard has been very concerned about Homelessness, Affordable housing and Addiction Rehabilitation. Commissioner has been invited to the White House for the Summit on Addiction & Homelessness. Commissioner Ballard is running for re-election and has asked any eligible voter to consider signing candidate petition to put her name on the ballot. Petition forms were provided and will be posted on the post office bulletin board.</p>
--	--	---

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

	<p>Response-Commissioner stated she will investigate what the plan is to assure security for SCR-</p>	<p>Commissioner Ballard was thanked for speaking at tonight's meeting.</p>
<p>Treasures Report</p>	<p>Mike Talsma reviewed Jan and Feb. income and expenses. Written reports were provided to all in attendance. No questions from the community.</p>	<p>Jack Morris made motion to accept report, 2nd. By Herb Zuercher. Motion carried.</p>
<p>Tree Committee</p>	<p>No report to present</p>	
<p>Code/Site Committee</p>	<p>No report to be presented.</p>	
<p>Rec Committee</p>	<p>No updated report presented.</p>	
<p>Finance Committee</p>	<p>Tom Buckhannon gave update on efforts to obtain Road/ Water Project financing. Committee has spoken to different banks. Issue is that most banks only offer large loans for commercial properties. Suncoast Credit Union & South State Bank have provided loans to Co-Op communities. Potential banks for our loan. Mike Talsma read communication letter from our lawyer about the Assessment procedure in our By Laws.</p>	<p>Teams meeting with USDA, discussing possible loans, grants. Filling out necessary paperwork has been started for pre-qualification.</p> <ul style="list-style-type: none"> • John Eacott- Lot #114- spoke about MSBU - Municipal Service Benefit Unit. Possible loan opportunity. • Mike informed attendees that if you are able to submit your \$10,000 assessment fee, we are

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

<p>Road, Sewer, Water Report</p>	<p>Rick Dykstra presented updates and answered questions. Community Questions / Comments</p> <ul style="list-style-type: none"> • Don Parson-Lot #58- Don questioned the need to replace the sewer system. • Water drainage was a concern- road drains plug easily in heavy rain. • Lowell Jones Lot#11-Lowell spoke that when you own property you should be prepared to be responsible to financially support the upkeep of the property and community infrastructure. • Rick presented everyone a sample Lot Drawing to show the general pipe locations on most lots. 	<p>accepting and depositing in bank account for this project.</p>
<p>*Response- Sewer system is over 50 years old and not up to today's standard. During extensive road work, pipes should be replaced now and not dig up our new roads for future issues.</p> <p>*Response- All drains were cleaned last year; drainage is slow due to grates clogged with leaves.</p>		<p>Drawing was reviewed explaining the basic image of what most units look like and location of water and sewer pipes.</p>

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

	<ul style="list-style-type: none"> Road Committee presented a review of the property changes and tree issues that need to be reviewed as part of the road project. Projected Phase 1 areas that will start the project- Phase 2 is projected to start in year 2. John Miller thanked the Road and Finance Committees for all they have done for this project. 	<ul style="list-style-type: none"> The Board will review these concerns and come back to next meeting with recommendations. Phase 1-Gulfview Drive to Cozy Corner. Cardinal to Glenn Creek to Cozy Corner. Sunset Circle and Short Street. <p>Also discussed that property owners should review their landscaping rocks and plants for possible relocation during project.</p>
Old Business	<p>Emergency Exit access through Mixon County property through back of Cozy Corner/ Storage area. This area will need to have significant cleanup and access over the creek bed and add fence with a locked gate for security of park.</p>	<p>John Miller has had conversation with County & City and a verbal agreement to allow our exit project was given. SCR added a padlock to gate at 27th. St E road entry to area.</p>
New Business	<p>1. Jerry Bekendam, Lot #38 is requesting permission for a renter to occupy unit from Spring through Fall 2026.</p>	<p>1 Herb Zuercher made motion to allow renter, 2nd by Jeff Tackett. Motion carried.</p>

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

	<p>2. John Miller, Lot #132 requesting permission to have a full-time renter at this unit.</p> <p>3. Volunteers to install lights in Clubhouse kitchen</p> <p>4. Bank Account- Mike Talsma, Treasurer, addressed Board requesting to open a new Bank Account at TD Bank for the Road Project financing funds. Appointment will be scheduled at the bank to setup account and have paperwork signed by Treasurer and Secretary.</p>	<p>2. Jack Morris made motion to allow renter, 2nd, by Herb Zuercher. Motion carried</p> <p>3. Project has been completed by volunteers. Thank you for your help.</p> <p>4. Mike Talsma made motion to open new Bank Account at TD Bank, 2nd by Christie Miraglia. Motion carried.</p>
<p>Meeting adjourned</p>	<p>A motion to adjourn meeting was made by Jeff Tackett and, 2nd. by Tricia O'Brien. Motion carried.</p>	<p>Next meeting March 24th - 7pm</p>