

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

Topic	Discussion/ Concern	Resolution /
<b>Minutes from Jan. 6, 2026</b>	<b>Board Meeting</b>	
Meeting called to order	by President Tom Buckhannon at 7:00PM	
Prayer	Given By Andy Loe	
Pledge of Allegiance	Led by Tom Stauffer	
Roll Call	Attendance: Tom Buckhannon, Pres Jack Morris, VP, Tricia O'Brien, Sec. Herb Zuercher, John Miller, Charlie McDougall, Rael Quesnel	Absent: Mike Talsma, Tres., ZOOM: Jeff Tackett
Minutes from Dec. 16, 2025 Board Meeting.	Read by Tricia O'Brien, Sec. Corrections- 1. Dumpster clean-up should read Jerry Blankenburg 2. Rec. Committee Happy Hour is held on 1 <sup>st</sup> . & 3rd Thursdays, starting Jan. 15 <sup>th</sup> .	Charlie McDougall made motioned to accept corrected minutes. 2 <sup>nd</sup> . by Jack Morris. Motion to accept minutes was made by Charlie McDougall 2 <sup>nd</sup> by Rael Quesnel.
President's Announcements	<b>Board Positions:</b> Deadline for applications for interested residents who want to run for board positions is due by Jan. 9 <sup>th</sup> . <b>Laundry Facilities:</b> NEW washer and dryers are being installed in both laundry areas on Jan. 14 <sup>th</sup> .	Applications must be in the SCR Office by noon, Jan 9 <sup>th</sup> .  Machines will accept Credit Cards for easy payment to use machines.
Community Comments	<del>Tom Buckhannon read ADA Notice.</del> Conversation was held about the Florida Law & rights of Service Animals in the park.	<del>This notice is available in the office.</del> Service Animals have access to ALL areas of park except the kitchen.

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	<p><b><u>Rick Dykstra-Lot #71</u></b>          Rick stated he appreciated that the law and rights of Service animals was addressed at this evenings meeting.          Rick had a question about process of background checks of renters</p> <p><b><u>Lowell Jones- Lot #11</u></b>          Lowell questioned the Pet Lot Policy. His concern is that not all animal owners in the park are on pet lots. Some owners buy lots not on pet lots because they don't want the noise. Also are owners required to provide proof of the animal's service certification?</p> <p><b><u>Rauline Morris- Lot #131</u></b>          Are the park rules and regulations provided to new owners/ renters in the park?</p> <p><b><u>Lorraine VanHuetin- Lot #200</u></b>          Lorraine was concerned about the safety at the pool due to gate not being closed properly throughout the day. Concern a child could go in unsupervised.</p>	<p><b><u>Response:</u></b> All renters have background checks processed the same as lot owners.</p> <p><b><u>Response:</u></b> Service and support animals are not considered pets and owners are not required to live on pet lots. Animal owners are responsible to be in control of their animal, including noise concerns. It is illegal to request proof of any service and support animal credentials. If owner chooses to provide documents, they can be kept in lot owners/renter's file.</p> <p><b><u>Response:</u></b> All Park policies are provided to owners in the new owner package. It is the owner's responsibility to share these policies with renters.</p> <p><b><u>Response:</u></b> A sign hangs on the gate reminding all to be sure to close gate. A spring closure added to gate will be considered to ensure gate closes completely.</p>
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	<p><b><u>Tricia O'Brien- Lot #161</u></b>          Walking gate is being left ajar, especially in the early morning.</p> <p><b><u>Corrine Dykstra- Lot #71</u></b>          How do we address the concern of those with animal allergies or fears.</p> <p><b><u>Marilyn Dykstra- Lot #2-</u></b>          Marilyn voiced her concern about the length of the leash an animal is attached to. She is concerned that animals could enter road and cause incident with people biking or walking.</p> <p><b><u>Katrina Zenoto- Lot #101 - renter</u></b>          Katrina addressed the meeting about her service animals. She was upset about the response they had received about their Service Animals park access. She explained the service the animal provides her husband and took responsibility over the incident when dog got loose.</p>	<p><b><u>Response:</u></b> All gates should be closed properly. If you need the code for the walking gate, please see Kris in the office.</p> <p><b><u>Response:</u></b> communication between owner and others is appreciated. Animal owner is required to always have control of the animal.</p> <p><b><u>Response:</u></b> Animals must not be able to leave owner/renters property when animal is out on a leash. Owner did apologize for her animal getting loose. It was spooked and was able to pull the object it was tied to with them when it ran. Correction to this has been made. No further incidents have occurred.</p> <p><b><u>Response:</u></b> Katrina was reminded she was not required to explain the service the animal provides and we are sorry of the first experiences she has had in our community.</p>
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<p><b>Treasures Report</b></p>	<p>Herb Zuercher provided report in Mike Talsma's absence.          Boyd Insurance Co's bill came in below the budgeted amount. Total equaled \$29,801          The contract with Jessica, our Cleaning Service provider, has been renewed for a total of \$6,750.00 annually.          \$650.00 per month for Nov-Mar and \$500.00 monthly for April -Oct</p>	
<p><b>Tree Committee</b></p>	<p>No Reports.</p>	
<p><b>Code/Site Committee</b></p>	<p>No reports</p>	
<p><b>Rec Committee</b></p>	<p>Rauline Morris reviewed upcoming events. Some changes to activity calendar have been made. Daily activities are posted at the top of page of the calendar of events.  <b>Sat; Jan 9th.</b> Coffee Hour followed by the plan to take down holiday decorations. All help is appreciated and needed.  <b>Tues: Jan 13th-7:00pm</b> Rec. Committee meeting  <b>Thurs: Jan 15<sup>th</sup></b>- First community BYOB Happy Hour Social 4-6pm  <b>Sat; Jan 17<sup>th</sup></b>- Pork Dinner and all the fixings \$13.00 a person Purchase tickets ASAP. Sienna is at the door tonight with tickets.</p>	<p>Rauline thanked all that helped at all the activities and anyone wished to host an event are encouraged to do so.</p>

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<p><b>Water, Sewer, Road Report</b></p>	<p>Rick Dykstra gave an update on the status of the project. We have selected an <b>Engineer Co.</b> who will oversee the entire project. They will maintain a digital record of all that occurs during the project. He reviewed their plans and responsibilities.</p> <ul style="list-style-type: none"> <li>• Project needs a Full-Time resident to be the contact person and someone to keep an eye on the community. !!</li> <li>• Lot owners will be responsible to have all lawn ornaments, plants and landscaping stones removed from road frontage of their lot and along area where water pipes lead onto your property.</li> <li>• FPL &amp; Spectrum are being contacted to see about updating their services during this project.</li> <li>• Well Water upgrade- Not part of this project. Service will be turned off during the project.</li> <li>• <b>Utilities- Blue Spring</b> Communication Fiber Optic will</li> </ul>	<p>Drawings of the plan have been submitted to the county. We are waiting on approval.  <b>Motion to hire RSP Engineering,</b> including making 4 invoice payments totaling \$56,200 of the following increments      1<sup>st</sup> = \$16,200.      2<sup>nd</sup> = \$15,000      3<sup>rd</sup> = \$12,500      4<sup>th</sup> = \$12,500      Was made by Charlie McDougall, 2<sup>nd</sup> by Herb Zuercher. Motion carried.      Funds will come from the Street Reserve Account that has a current balance of \$165,000.</p>
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	<p>provide Tom with a proposal to install their service in the park.</p> <ul style="list-style-type: none"> <li>Spectrum wants to renew their Bulk Agreement with the park.</li> </ul> <p><b>COMMUNITY QUESTIONS:</b></p> <ol style="list-style-type: none"> <li>When should we start our yard preparation?</li> <li>What if our driveway is damaged during the project?</li> <li>Should owners take pictures of their property?</li> <li>How many Fire Hydrants are expected to be installed in this project?</li> </ol>	<ol style="list-style-type: none"> <li>Be prepared to have ready before you leave for the season.</li> <li>Contractor should be responsible for repair.</li> <li>This is a good idea!</li> </ol> <p>4- It is projected to install 5-6 hydrants. The pressure to these hydrants is provided by the county. Our current hydrant is 70 PSI</p>
<p><b>Old Business:</b></p>	<p><b>1. Dumpsters-</b> The new dumpsters have been numbered. A sign has been posted denoting what each numbered dumpster's use is. Suggested that each dumpster be labeled with SCR.</p> <p><b>Storage area in Cozy Corner-</b>        The fence separating the park with the county property needs to be replaced.</p>	<p>1. NO Plastic bags should be dumped in Recycle Dumpster. Materials must be dumped from bags and bags thrown in the trash!!        PLEASE break down boxes.</p> <p>2. John Miller to speak to the county about their plans for this property and our concerns about security and safety. We will ask the SC Estates if they would like to be part of this discussion.</p>

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<p><b>Pool HDCP Accessibility.</b></p>	<p>Charlie McDougall presented information about potential equipment for hdcp. accessibility to the pool. Further investigation into products and installation will be needed. Tabled until further information is available.</p>	<p>Possible expense of \$5,000-\$6,000</p>
<p><b>Access walkway</b></p>	<p>Discussion was held about upgrading the path from behind bathhouse #1 to the parking lot area near the garage.</p>	<p>Planned work dates will be posted on bulletin board near mailboxes. Volunteers are asked to see John Miller with any questions or suggestions</p>
<p><b>Meeting adjourned</b></p>	<p>A motion to adjourn meeting was made by Tricia O'Brien and, 2<sup>nd</sup>. by Jack Morris. Motion carried.</p>	