

**Six Mile Creek HOA  
Board of Directors Special Meeting Minutes  
February 2, 2024, 6pm**

**The meeting was held via Zoom.**

- Before the meeting opened Angie Hernandez, who coordinated the zoom meeting, informed those in attendance that in order to address some confusion from the annual meeting with regards to the number of voting board members can serve on the board, Angie Walker and herself have withdrew their names from the volunteer to serve on the board leaving Geoffery (Geoff) Kretschmer, Kathy Bogus, and Chris Pellegrino to serve as the three voting members of the Six Mile Creek Board of Directors in accordance with the governing documents. She introduced Geoff Kretschmer to the chair of the meeting as the president of Six Mile Creek.
- Call the meeting to order: Geoff Kretschmer called the meeting to order at 6:03 pm and addressed concerns expressed at the annual meeting by confirming all records have been updated to formally allow him to serve on the board.
- Confirm notice of special meeting/ establish a quorum - roll call. Notice was provided in accordance with the governing documents and Florida Statutes 720. A quorum was established with Geoff Kretschmer, Kathy Bogus and Chris Pellegrino present. There were twelve other members of the community present by zoom as well as Dawn Smith, LCAM from Advanced Property who is also a member of Six Mile Creek.
- Business
  - Board organization- reorganization: Geoff Kretschmer motioned to serve as president with Kathy Bogus as Vice President as originally voted on post annual meeting. He further motioned that Angie Hernandez be appointed as an additional officer without voting right to serve as treasurer and for Angie Walker to be appointed additional officer without voting rights as secretary in accordance with the bylaws. Kathy Bogus seconded the motion and the motion passed all in favor. Chris Pellegrino will serve as the third voting board member as director at large. Kathy Bogus motioned to invite Mellisa Horn to serve as additional officer without voting rights for community communication. Geoff Kretschmer seconded the motion to invite Mellisa Horn and the motion passed all in favor. The board will formalize the nomination should the invitation be accepted at the next meeting. Angie Hernandez noted that the above appointments, confirmation of board and eligibility were supported by legal opinion obtained in 2008.
  - Financial report:
    - Review bills pay protocol. - Geoff Kretschmer recognized Angie Hernandez to provide summary of current financial reports. Angie Hernandez requested the board set a policy for bill pay authorization. Geoff Kretschmer motioned that all bills over not part of a set contracted amount over \$1,000 have board notification before authorized to be paid and any bills not specifically priced as a service contract should be reviewed by the board before authorized to be paid. Kathy Bogus seconded the motion and the motion passed all in favor.
    - AR: Confirm legal representation for collections: After confirming with management that only one attorney was working on collections relating to covenant enforcement Geoff Kretschmer motioned to have Angie Hernandez take lead on communicating with the attorney's office. Kathy Bogus seconded the motion and the motion passed all in favor.
    - Review Special Assessment as separate AR: Board questioned management if special assessment funds could be separated from the general operating fund so that clearing

tracking of expenses which are directly relating to the special assessment can be tracked to ensure funds are not used for general operating expenses. Management will ask accounting to coordinate. Further review of what has been spent, what has been collected and what is outstanding will be reviewed by the treasurer with management to report back to the board.

- Review of financial comparisons from the previous year and current year were discussed with concern that the current budget had not been updated in the Advance Property system. Management stated the bookkeeping department was short-handed but were working on it. Management further stated that late fees were to be waived/postponed one month due to later delivery on coupon payment books by Advanced Property policy. Management was reminded that waiving of association income fees should be a board decision. Board to review once budget and financials are updated. It was noted that Six Mile Creek assessment invoicing is a single page sent once a year invoice, so no coupon books were required.
- Three bills can be due after the annual meeting including the insurance premium which came in approximately \$1,000 under estimation. Remaining bills being Kangaroo Electric part of the Special Assessment projects and the February 2024 management fees. Kathy Bogus motioned to approve the current expenses Chris Pellegrino second the motion and the motion passed all in favor.
- Questions regarding expenditure from 2023 involving administrative expenditures were asked and are to be further reviewed for follow-up reporting.

At approximately 6:50 pm management choose to remove themselves from the meeting.

- Review old business:

- Current contracts:

- Geoff Kretschmer stated his dissatisfaction with the current management company and challenges with providing the services are contracted. After several edits to the motion Geoff Kretschmer motioned to explore options in management service including an evaluation of services provided by the current management company and that which is contracted. Chris Pellegrino seconded the motion. After open discussion regarding challenges the motion was called to vote and passed all in favor. A scope of work based on the contract will be developed for exploration by Geoff Kretschmer and Angie Walker with the assistance on the scope by Angie Hernandez. Pellegrino seconded the motion and the motion passed all in favor.
    - Geoff Kretschmer recognized Angie Hernandez regarding lake /aquatic management. Angie Hernandez stated a bid was obtained by Advanced Property form Superior Aquatics for the lake services which was \$100 less than the current services with verification that the need for return service in between monthly contract service would be provided without additional cost. The same was confirmed with the current contractor, however application is provided differently with the potential for larger coverage by the alternative provider. The contract would need to be reviewed and a full explanation of the service to be provided by Superior Aquatics for the board to consider. Angie Hernandez to follow up with the board by the next meeting.
  - Approved project: Management had confirmed to Angie Hernandez that there are no contracts signed for the special assessment's projects by the prior board other than what has been done at the park and the electrician's tracking which was approved for payment.
  - Proposed project: Landscape for entrances proposal from Global Greenz was provided to the board prior to the meeting. Kathy Bogus noted she had copies of proposals, but all are over 30

days. The board agreed without a vote that scopes of work needed to be developed for additional review. Geoff Kretschmer motioned for Chris Pellegrino, Geoff Kretschmer and Angie Walker to review current proposal for special assessment projects and provide a scope of work for Kathy Bogus to confirm if current bids would be honored or need updating by serviced providers and to allow new bids to be obtained. Kathy Bogus seconded the motion and the motion passed all in favor. Angie Hernandez will contact Kangaroo Electrics regarding the note on the tracking invoice stating the proposal would be updated.

- Amendment to the Governing Documents: Angie Walker requested the board review amendment to the documents to ensure homes are used as single-family homes and to discourage investment companies from overtaking the association with rentals and majority vote. Geoff Kretschmer motioned, Kathy Bogus seconded, and the motion passed all in favor. Angie Hernandez will provide samples of amendments passed by area associations.
- Set tasks for each board member: Other than the tasked listed above the following assignment was motioned by Geoff Kretschmer, seconded by Kathy Bogus, and passed unanimously.
  - Chris Pellegrino and Angie Walker community relations with neighboring association with shared interest and expenses. Entrance area and park.

The board will consider setting workshops up for discussion without votes. No action will be taken unless approved at a board meeting open for membership attendance.

- Next Meeting: February 26<sup>th</sup>, 2024, at 6pm location /zoom TBA.
- Adjournment: With no further business Geoff Kretschmer thanked the board, appointed officers and members in attendance and adjourned the meeting at 7:55pm

**Six Mile Creek HOA**  
**Board of Directors Meeting Agenda**  
**Tuesday, March 26th, 2024, 6pm**  
(new location due to availability)  
**8300 Holiday Springs Road Melbourne FL 32940**

- **Call meeting to order:** NA
- **Confirm notice of meeting/establish a quorum.** - NA/ Angie Hernandez, Angie Walker, Geoffrey Kretschmer, Kathy Bogus were present. Chris Pellegrino was via phone. Van Moore was present representing APM.
- **Approval of zoom meeting minutes January organizational and February 2024:** (Kathy Bogus-minutes) Angie H motioned, Chris seconded.
- **Directors Report:** Provided balances for February.
- **Committee Reports:**
  - **ARC:** 1 application for a vinyl fence had to be denied, because of the language in the DOC's.
  - **Due Process**
- **Manager's Report**
- **Old Business**
  - **Special Assessment projects**
    - **Park update:** Pergola in the park will be removed. Kathy motioned, Chris seconded, all in favor.
    - **Fountain update:** Aerator was fixed by Solitude.
    - **Entrance update:**
- **New Business**
  - **Ponds and Lakes Contract:** Kathy motioned to approve with updates, Chris seconded, all in favor.
  - **Lawn Services Contract:** Kathy motioned to approve with updates, Chris seconded, all in favor. Land Pro
  - **Crane Creek easement agreement:** Kathy motioned to accept, Chris seconded, all in favor.
  - **Crane Creek Park waste removal agreement**
  - **Ratify out of meeting actions -if applicable**
- **Set tasks for each board member and management.**
- **Next in person quarterly board meeting**
- **Adjournment:** Meeting adjourned at 7:19pm

**Six Mile Creek HOA  
Board of Directors Meeting Minutes  
Tuesday, April 30, 2024, 6pm**

- Call meeting to order: Kathy Bogus called the zoom meeting to order at 6:10 pm
- Confirm notice of meeting/establish a quorum.: Notice was provided in accordance with the governing documents and Florida Statutes. A quorum was reached with Kathy Bogus and Chris Pellegrino present. Van Moore LCAM with Advanced Property Management and non-voting officer Angie Hernandez was also present.
- New Business
  - Reorganization of the Board: Kathy Bogus acknowledged the resignation of Geoffery Kretschmer from the board of directors and Angelia Walker as board appointed non-voting officer. Kathy Bogus made a motion to appoint Angie Hernandez to the board of directors for the remainder of the term. Chris Pellegrino seconded the motion and the motion passed.
  - Reorganization of the Officers: Chris Pellegrino motioned that Kathy Bogus service as president, Angie Hernandez as Vice President, and himself to be the Director at Large. Angie Hernandez seconded the motion and the motion passed all in favor. Van Moore LCAM pointed out that the deadline to register the Annual Report with the State of Florida was May 1, 2024, so treasurer and secretary needed to be named. Angie Hernandez motioned that she remains treasurer for the time being and that Advanced Property Management serves as Secretary. Chris Pellegrino seconded the motion and the motion passed.
  - Review proposed amendments for consideration to be put to membership vote. After reviewing the draft of proposed amendments pre attorney review. Chris P motioned to table the item until the June/July board meeting to review financial status to allow for the cost of attorney review and mailing for vote. Angie Hernandez seconded the motion and the motion passed all in favor.
    - Article 2.1 Residential Use (single family resident use only & Requiring leases be 1 year minimum for rental properties.)
    - Article 2.5 Storage of Vehicles or Equipment (allowing noncommercial (no advertising) pickup trucks over ½ ton. And allow for garage door screening)
    - Article 3.6 Roof (to allow for metal and other roofing materials that meet the State of Florida Building Code required for Hurricane Strength. With ARC requirements)
    - Article 3.7 Fences, Walls, and Hedges: (allow for vinyl /composite fences with ARC requirements)
    - Article 4.1 Number of ARC members allowed on Committee (Increase maximum number of volunteers from 3 to 5 members allowed)
    - Article 3.17 Temporary Structure/Outside storage (should storage sheds with limit to size, location and material per the ARC be allowed in fenced properties)
  - Financial Reporting first quarter: Angie Hernandez provided a summary of the first quarter's financials and end of year current projection.
- Old Business
  - Entrance updates: Kathy Bogus provided an update on the project's challenge regarding irrigation.

- Ambra center retention pond: Angie Hernandez provided a summary of the issues and working actions by contracted service provider as well as items the association and residents need to take for the contacted services to be provided.

Chris Pellegrino agreed to take the lead on contracting volunteers to work with the board of directors.

- Next meeting: TBA
- Adjournment: Kathy Bogus motioned to adjourn the meeting at 7:29 pm. Chris Pellegrino seconded the motion and the motion passed all in favor.

**Six Mile Creek HOA  
Special Board of Directors Meeting /Budget Committee Workshop  
Friday, November 1, 2024 @ 4:30 pm  
Zoom Meeting Minutes**

- Call meeting to order: Kathy Bogus called the meeting to order at 4:32 pm
- Confirm notice of meeting/establish a quorum. Notice was provided in accordance with the governing documents and Florida Statutes. A quorum was reached with Kathy Bogus, Angie Hernandez and Chris Pellegrino present. There were three members of the community also in attendance.
- New Business  
Amendments for membership vote.: Kathy Bogus motioned to ratify the out of meeting board decision to mail out the proposed amendments with attorney edits for membership vote. Chris Pellegrino seconded the motion, and the motion passed all in favor. Vote was sent out in written consent form in accordance with the State of Florida and the governing documents.  
Adjournment: With no further business Kathy Bogus adjourned the meeting at 4:35 pm.

Budget Workshop: Board and Committee members Kathy Bogus, Angie Hernandez, Chris Pellegrino, Charlene Cheeseman, and Jaqueline Wayne were present along with one member of the community. Committee members Nicole Fonseca and Tom VanZeeland were unable to attend.

- The committee reviewed the working draft of budget line by line with known and projected changes for 2025. Preliminary draft will be sent to the balance of the committee for review before submitting for the presentation and vote at the SMC budget meeting scheduled for November 25, 2024, at the Viera Recreational Center. An estimated 5% increase is expected based on known increases in expenses.