BRAMBLE POINTE at TWINEAGLES HOA, INC.
C/o KEB Management Services, Inc.
6017 Pine Ridge Rd. #262
Naples, FL 34119

The Annual Meeting of the Bramble Pointe Homeowners Association, Inc. was held on Wednesday, March 31, 2021, at 4:00 p.m. This was a virtual meeting using Go To Meeting. There was no onsite meeting.

Directors present by phone.

Tom Burns, Tom Johnson, Rocci Romano

Establish a Quorum

A quorum was established with 17 proxies.

Proof of Notice

First notices were mailed out February 7, 2021. Second notices were mailed out March 9, 2021.

Approval of Minutes

Rocci Romano motioned to approve the minutes from the 2020 annual meeting.
Joe Kosek seconded. Approved

Election of 2021-2022 Directors

Five candidates ran for five open positions making an election unnecessary.

The 2021-2022 Board of Directors for Bramble Pointe HOA:

Mike Carbray, Robert Collins, Tom Johnson, Joe Kosek, Rocci Romano

Adjournment

Rocci Romano motioned to adjourn.
Joe Kosek seconded.

Meeting adjourned at 4:09 p.m.

The Organizational Meeting of the Board of Directors was called to order at 4:10 p.m.

Proof of Notice

Same as last meeting

Election of Officers

Rocci Romano motioned Joe Kosek serve as President.
Tom Johnson seconded. Approved.

Joe Kosek motioned Rocci Romano serve as Vice President.
Tom Johnson seconded. Approved

Joe Kosek motioned Tom Johnson serve as Treasurer.
Rocci Romano seconded. Approved.

Joe Kosek motioned Mike Carbray serve as Secretary.
Tom Johnson seconded. Approved.

Robert Collins will serve as Director.

Board of Directors for 2021-2022:

President: Joe Kosek
Vice President: Rocci Romano
Treasurer: Tom Johnson
Secretary: Mike Carbray
Director: Robert Collins

Homeowners Questions and Comments

The Board of Directors approved landscape replacement and sod replacement proposals for the community. Juniper Landscape worked closely with the Board to review all properties. All the homes were looked at. Sod is being replaced at 95% of the homes.

The forecasted start date for the sod replacement is June 7, 2021. The sod replacement is for front yards only.

The forecasted start date for landscape replacements is June 28, 2021.
The Association will cover the costs for these projects.

The board has proposed several amendments be added to the Declaration of Covenants, Conditions, and Restrictions for Bramble Pointe. These amendments would protect the association and allow collection of assessments from the owner personally even if the property is titled as an LLC or trust. Once the attorney has completed the paperwork, it will be mailed and emailed to the homeowners for them to review and vote on the proposed amendments.

The board has discussed turning over responsibility for landscape replacements to the homeowners rather than the Association. There are several pros and cons to this turnover of responsibility. The board wants to consider all aspects of this decision before moving forward.

There is one owner in Bramble Pointe that repeatedly parks their car across the sidewalk. This is against state statute. If the sheriff is called when a car is parked by a fire hydrant or blocking the sidewalk, it could result in a fine.
Tom Burns, as Bramble Pointe's representative on the Master HOA Board, will discuss the possibility of having a tow company allowed into TwinEagles to tow cars that are repeatedly parked on the street overnight at the next Master HOA board meeting.

Juniper Landscape has amended their contract.
Joe Kosek motioned to accept the Juniper contract as amended.
Rocci Romano seconded. Approved.

The board thanked Tom Burns for his service to the neighborhood while serving on the board and asked him to continue participating in the Bramble Pointe board meetings to update the board and the homeowners on the Master HOA board meetings.

Adjournment

Rocci Romano motioned to adjourn.
Tom Johnson seconded.

Meeting adjourned at 4:47 p.m.

Respectfully submitted,

By:_____
Kenneth Bloom, Property Manager for Bramble Pointe HOA