

# ACHOA Meeting of the Board of Directors

## Meeting Minutes

July 31<sup>rd</sup> 2013

### Directors in Attendance

Hank Schoening	President
Jason Geisler	Vice President
Cliff Reiss	Treasurer
Rob Fisher	Secretary
John Cirello	Director

Cynthia Cervantes, LCAM                      SouthShore Property Management

### Call to Order

The meeting of the Board of Directors held at the 9008 Aberdeen Creek Circle in Riverview, FL was called to order at 7:06 pm by Cliff Reiss.

### Proof of Meeting Notice

The meeting notice was posed a minimum of 48 hours in advance in accordance with statute.

### Establishment of Quorum

Being that all of the Board members were present at the meeting either in person or via teleconference, a quorum was established.

### Approval of Previous Meeting Minutes

*Motion:*            *To approve the previous meeting minutes from May, 2013, as written.*

*Moved By:*        *Geisler*

*Seconded By:*    *Fisher*

*In Favor:*         *Cirello, Fisher, Geisler, Reiss, and Schoening*

*Opposed:*         *None*                *Outcome:*        *Motion Carries*

**Board Duties** – General discussion was held and the Board elected Board members as follow to take over the following areas of responsibility. Any outstanding information or duties will be carried out by SouthShore’s management with the Boards approval and consent.

- Landscaping and Irrigation – Cliff Reiss
- Architectural Committee – Hank Schoening
- Fine Committee Follow up – John Cirello
- CCR Violation Follow up – Jason Geisler
- Newsletter – Rob Fisher

**Board Documentation** – Hank presented the Board with a series of documents that were in need of updating. He presented to the Board new versions of the existing documents. These will be reviewed and approved at the next meeting.

### **Landscaping Activities -**

*Motion: To approve the \$800 mulch proposal by Valley Crest to be completed in mid-October and have them complete an annual irrigation inspection with repairs not to exceed \$250.00.*

*Moved By: Reiss*

*Seconded By: Fisher*

*In Favor: Cirello, Fisher, Geisler, Reiss, and Schoening*

*Opposed: None Outcome: Motion Carries*

**Community Tree's:** It was requested that SouthShore gather 3 bids for tree trimming in the fall for the Board to review at the next meeting.

**8913 Aberdeen Creek Circle:** It was noted that a new owner has taken possession of the home. The Board requested that a reminder letter be sent out that the owner of the home that it may not be rented out until one year after the purchase date. If the owner has any questions please inform them that this verbiage is included in the homes governing documents.

**Next Meeting: October 22<sup>nd</sup> 2013**

### **Adjournment**

Moved By: Geisler

Time: 9:14PM