

ACHOA ANNUAL MEMBERSHIP MEETING

Meeting Minutes

November 19, 2015

Directors in Attendance

Hank Schoening	President
Nicole Geisler	Vice President
Rob Fisher	Secretary
John Cirello	Director

Lynn Wheeler, LCAM	SouthShore Property Management
Nathan Frazier, Esq	Mechanik Nuccio

Call to Order

The Annual meeting of the Board of Directors held at Riverview Civic Center, 11020 Park Drive, Riverview, FL was called to order at 7:45 pm by Hank Schoening.

Proof of Meeting Notice

The meeting notice was mailed to owners 14 days advance in accordance with FL statute.

Establishment of Quorum

Being that the members were present at the meeting either in person or via proxy, a quorum was established.

Election of 2015 Board

Due to receiving no notices of intent from the membership and having no nominations from the floor, the other Board of Directors will remain on the board for another year.

Legal Counsel Update

Nathan Frazier with Mechanik Nuccio provided the following update:

- Collections is in a good place; only 2 accounts remain uncollected
- Violation fines can move forward without monthly board meetings if the board makes a motion to impose fined after fining committee meets. Board will ratify the fines at the next scheduled board meeting.
- Abatement letters should be sent to the last address on record and then the board may move forward with curing violations. All costs plus an administrative fee can be charged back to owner as long as the owner was properly noticed.

Open Discussion

Homeowners are concerned about homes that have outstanding violations. These homes not only look bad but are causing damage to neighbor's lawns. Board asks Lynn to begin more aggressive enforcement of violations and to move forward with abatement letters if necessary.

Adjournment

Motion to adjourn the Annual Meeting at 8:15 PM was made by John Cirello, Seconded by Hank Schoening, Motion Carried Unanimously.

Minutes submitted by Lynetta Wheeler , LCAM, SouthShore Property Management, LLC.