

ACHOA ANNUAL MEETING/REORGANIZATIONAL OF THE BOARD OF DIRECTORS

Meeting Minutes

November 19, 2015

Directors in Attendance

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

Lynn Wheeler, LCAM
SouthShore Property Management

Nathan Frazier, Esq
Mechanik Nuccio

Call to Order

The Annual meeting of the Board of Directors was held at Riverview Civic Center was called to order at 8:16 pm by Hank Schoening.

Proof of Meeting Notice

The meeting notice was posted a minimum of 48 hours in advance in accordance with FL Statute 720.

Establishment of Quorum

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

Collections/Legal Opinions

Attorney Nathan Frazier gave an overview of the collections process. Overall delinquency is good.

He advised that there were currently 3 accounts with Bush Ross. The Board agreed to leave these accounts with BR until further notice.

At this time an owner explained that they felt they were not property notified of their delinquency resulting in legal fees. They paid the fees but would like it noted that they had an absentee address at the time and notices were mailed to the property address.

Attorney Frazier explained that the board could make a motion to approve violation fine recommended by the fining committee.

On motion by Hank Schoening; 2nd by Nicole Geisler the Board approves to impose fines levied by the fining committee. AIF

Board Reorganization

On motion by Hank Schoening ; 2nd by Rob Fisher, board officers are as follows:

President: Hank Schoening
VP: Nicole Geisler
Treasurer: Cliff Reiss
Secretary: John Cirello
Director: Rob Fisher

Treasurer's Report

The Board reviewed the proposed budget for 2016.

On motion by Hank Schoening; 2nd by Nicole Geisler proposed 2016 budget approved. AIF

Property Manager's Report

Lynn Wheeler reported to the Board the following:

- A total of 17 outstanding violations. The frequency of inspections is 2 per month.
 - Residents are expressed concern that several homes were repeat offenders, bringing down the standard of the community. The Board would like special attention paid to these homes.
 - Fines are imposed after the 3rd notice
 - The board would like to begin abatement if there is no response from repeat offenders after the next inspection.
- Board feels service level from Southshore has improved but the Board would like to have better feedback with owners.
 - Recent violation letters did not have the violation description.
 - Mailings must be approved by board before sending out.

ACC Projects

Hank Schoening reported that there were 8 requests in 2015. No Board actions to take on ACC Projects.

Fining Committee

Units up for fines

8905

8913

8917

On motion by Nicole Geisler; 2nd by Hank Schoening fines approved.

Open Forum

Residents discussed:

- Violations
- Contact with SouthShore

Adjournment

Motion to adjourn the Annual Meeting at 8:44 PM was made by Rob Fisher, Seconded by Hank Schoening, Motion Carried Unanimously.

Minutes submitted by Lynn Wheeler , SouthShore Property Management, LLC.