

ACHOA Annual Meeting of the Board of Directors

Meeting Minutes

June 4, 2015

Directors in Attendance

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

Lynn Wheeler, LCAM SouthShore Property Management

Call to Order

The meeting of the Board of Directors held at 9008 Aberdeen Creek Circle in Riverview, FL was called to order at 7:07 pm by Lynn Wheeler.

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

Approval of previous meeting minutes

On motion by Rob Fisher, 2nd by John Cirello minutes from April 30, 2015 meeting approved. AIF

Treasurer's Report

- Cliff Reiss sited that the CHASE statement was not included in the financials because they were completed before the statement was received. Other than that, Cliff suggests financials be approved.
 - On motion by Cliff Reiss, 2nd by Hank Schoening March financials were approved. AIF

SouthShore Management Report

- Review Bids - Landscaping
 - South County Landcare
 - Keep It Green Nursery

-No action taken at this time. Board would like time to review and compare proposals. Cliff will speak with Green Venture.
- Violations

- 12 Outstanding violations, 1 on hold
- 9 requests for more time.
- 8802 requested time to replace sod and there is concern a business is being run out of the garage. HOA member Mr. Alphonso Wade stated there is a furniture rehab business but no recent activity. Perhaps notices have helped.
- 8913 Many calls regarding yard being unkept. Cliff Reiss states this home is in litigation but they are current on dues other than this year. Lynn to schedule a fining hearing.
- Collections
 - Update on Attorney selection. Lynn Wheeler advised that that Nathan Frazier was contacted and asked not to collect on behalf of Aberdeen Creek. Cliff Reiss stated that he gave no indication to Attorney Frazier that he should handle collections, but he is comfortable with moving collections to Atty Frazier at Mechanik Nuccio while BushRoss continues with the 2 foreclosure files they have. Attorney Frazier's collection strategies seem to be aggressive and effective.
 - Cliff Reiss gave update on 2 foreclosure files from BushRoss
 - 8917 filed on 5/12
 - 8912 filed on 5/11 Original affidavit needed to proceed. Lynn needs to follow-up with BushRoss

ARC Forms Reviewed

- 8952 Approved
- 8943 Approved – *Owner's responsibility to get county approval to cut tree*

Landscaping – Cliff Reiss

- Next Level contracted for quarterly inspections – this included a new controller at no charge which saved the community \$250. Zones 2 & 5 have been split and are working well. All broken heads were repaired or replaced along with a new rotor in the center. A leak in the main pipe was repaired. Cliff has programmed the controller and cut watering time down on the center aisle.

On motion by Hank Schoening, 2nd by Rob Fisher, Board approves that Cliff Reiss should install rain sensors. AIF

- Electrical work completed by Cliff Reiss except for one wire which he will complete when working on the sensor. Hank noted that this is the first major work done in this area since the development was built.
- Villanaves replanted front entrance. Board is not thrilled about the simple landscaping. Cliff Reiss has been watering the area.

- Tree trimming complete. Trees hanging over the fence were cut back and stumps removed. Tree hanging over west side walk that were causing shade and algae growth have been trimmed. On the east side trees cut back a foot or two. Fallen pine tree removed. Palms were not done but vendor plans to come back and complete the work. Once work is complete Board will approve the work.
- Cliff will check the lightbulb. If it's LED it is under warranty. If it's not, he will replace with LED.

News Letter

- Board approved newsletter to go out.

Fence

- Fence is in need of repair but Board is concerned it may be on the property of an owner or the county. Cliff will check use plat maps and take measurements for fence installation.

Open Discussion

- Board would like to see ledgers to make plan to bill on small balances
- Garage sale discussion tabled until August meeting
- Lynn to check for estoppel for 8901.

Adjournment

Being there was not further business Motion to adjourn at 7:56 PM was made by Hank Schoening second by John Cirello. AIF

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