

# ACHOA Annual Meeting of the Board of Directors

## Meeting Minutes

March 25, 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 7:04 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** tabled as Lynn will post previous minutes to BaseCamp.

### Treasurer's Report

It was noted that Joe Murphy at Southshore is now the contact for accounting issues. Report/Chart was presented as to financial status vs prior years.

- Delinquency
  - 2 HOA Foreclosures
  - Lynn to follow up with Bush Ross on delinquency status and foreclosures
  - 14 Homes currently delinquent

### Southshore Organization Overview

Lynn Wheeler introduced herself as new CAM. Mandee Scott & Linda Shields admins for Southshore. Tara Brown Director of Operations. Ron Rhule – Assistant Comptroller retired and replaced by Joe Murphy, [josephmurphy@southshoremgmt.com](mailto:josephmurphy@southshoremgmt.com).

### Review of Action Items from 11/6/2014

- Lynn to officially contact fining committee to schedule meeting.

- Violations for 8937, 8802, 8945 issued but need follow-up & enforcement. 8937 was rented against HOA documents.
- 8950 & 8946 have been notified of split lot assessment.
- Lynn to follow-up with admins to locate any previous meeting minutes completed by Lois Bowman & Susan Cruz

### **Violations and Inspection**

- Letters to go out to each community resident & owners on file to explain that governing documents will be enforce. A copy of rules & regulations from the website will be included.
- Lynn to meet with Nicole Geisler on Monday 3/30/15 at 10am for comprehensive inspection of community.
- Lynn to check for mailing addresses of absentee owners & confirm that all correspondence concerning violations goes to owner and renter.

### **Landscaping – Cliff Reiss**

- 17 Sprinkler heads repaired – checked twice a month; timers adjusted
- Sign at pond replaced
- Need to find low maintenance/slow growing shrubs for the community entrance
- Community entrance sign needs to be painted and pressure washed. Cliff to call Riverview Pressure Washing & Lynn to get a quote on painting the sign. Cliff offered to paint for approx. \$175.

Next Meeting date will be scheduled for 4/30/2015

### **Adjournment**

Motion to adjourn the Annual Meeting at 8:01 PM was made by Hank Schoening second by John Cirello. AIF

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