

# **ACHOA Meeting of the Board of Directors**

## **Meeting Minutes**

March 17, 2016

### **Directors in Attendance**

Hank Schoening	President
Cliff Reiss	Treasurer
Rob Fisher	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 7:06 pm by Lynn Wheeler.

### **Proof of Meeting Notice**

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

### **Establishment of Quorum**

Being that a majority of Board members were present a quorum was established.

### **Approval of Previous Meeting Minutes**

On motion by Hank Schoening, 2<sup>nd</sup> by Rob Fisher minutes from November 17, 2015 meeting approved as amended. AIF

### **Treasurer's Report**

- Mr. Reiss gave an overview of the current financials. He noted 2 unexpected expenses; payment to AquaTerra for ponds and payment to Green Venture for 8917. AquaTerra had discontinued service due to non-payment. Two payments were made to AquaTerra in the amount of \$75 each and pond service was continued.
- Mr. Reiss also noted that collections on assessments are ahead of last year with:
  - 5 Past Due Accounts
  - 2 Foreclosure
  - 4 Small Balances
  - 1 Payment Plan

### **Towing Contract & Rules**

- Lynn presented the towing contract and advised that towing would occur upon a call. The entire Board would like to be listed on contract to have clearance to request a tow. The Board would like the contract corrected to show company name. Board will give Lynn direction as to the placement of signage. One sign should be at entrance and one sign should be at the front of the tear drop grassy area. The Board is ok with sign being attached to current posts.

## **SouthShore Management Report**

- Violations
  - 19 Outstanding violations
  - The Board would like fines imposed immediately on repeat offenders
- The Board reviewed information on service animals – no action taken

### **ARC – Mr. Schoening noted the following:**

- There were 2 outstanding ARCs. The Committee is waiting on information from the owner regarding the fence request. There is no issue with the application for paint as it is the same color.

### **Landscaping – Mr. Reiss noted the following:**

- AquaTerra is servicing the ponds. The service will increase from 4Xs per year to 6Xs per year. Minnows in the ponds are a natural method for mosquito control.
- Green Venture is keeping the retention pond cut back.
- Owner at 8801 requested HOA take a tree down because its leaning. Board will get a good price for removal.
- Fake plants may be a good option at the entrance.
- 1 sprinkler broke in Jan and Mr. Reiss made the repair.
- Mr. Reiss will contact BK Turf regarding dollar weed in the grass. It was also noted that lawns look worse than they did last year.

## **News Letter**

- Board discussed next newsletter. Tentative topics discussed:
  - Facebook Page - Needs Administrator
  - Parking
  - Open Board Position
  - Watering Restrictions
  - Violations
  - Late Notices

## **Website**

Mr. Reiss presented information he obtained regarding the website offered by SouthShore. Some concerns with the current site are style, dated look, no owner account detail, no violation detail. Mr. Reiss will stop by SouthShore office to review website.

Lynn confirmed the following regarding the SouthShore Website:

- Website will not show renter. Only owners can log into the website.
- The association can keep the same domain. It will redirect to the SouthShore site.
- Credit Card payments are secure. When an owner clicks the link to make a payment, they are immediately redirected to the banks secure site.

- Owner data is loaded every evening.

### **Open Discussion**

- Board would like to make sure sidewalks are on the county list for 2016. Lynn to add.

### **Next Meeting Date**

- June 8, 2016

### **Adjournment**

Being there was not further business; motion to adjourn at 8:26 PM was made by Hank Schoening second by Rob Fisher. AIF

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