

Aberdeen Creek HOA Board Meeting
Meeting Minutes
November 16, 2017

Directors in Attendance

Mark Bowes	President
Ron Del Savio	Vice President
Clifford Reiss	Treasurer
Dwight McGraw	At-Large

Jen Robertson, LCAM Excelsior Community Management

Call To Order

The meeting held at Excelsior Community Management, 6554 Krycul Ave., Riverview FL was called to order at 7:30 pm.

Establish Quorum

4 Board Members were present establishing a quorum. 5 members of the community also attended.

Confirmation of Proper Meeting Notice

Meeting notice was posted more than 48 hours in advance in accordance with Florida Statute.

Previous Meeting Minutes

Minutes from the September 28, 2017 board meeting were not available due to the change in Property Management company. The minutes will be reviewed at the next scheduled Board of Directors meeting.

Selection of Officers

The following officers were appointed: **President** Mark Bowes; **Vice President** Ron Del Savio; **Treasurer** Clifford Reiss; **Secretary** John Cirello; **At Large** Dwight McGraw

Architecture Committee

The current arrangement for handling ACC requests will continue – requests are submitted to the Property Management company (Excelsior) for review; when review is completed requests are circulated to the Board for consideration; the Property Management company will consolidate responses and advise the petitioner accordingly. Hank Schoening will transition historical ACC records to Excelsior.

Color Books

Excelsior will take possession of the Color Books and handle the check-out / check-in process. It was recommended that Sherwin Williams be contacted to set up a link for the HOA to allow owners to view the approved colors on the Sherwin Williams website.

Old Business

Discussion of violation issues carried over from the previous management company. Excelsior will review status and documentation and recommend a course of action.

New Business

SWFWMD Inspection – approved D S Franks to handle the next inspection due March, 2018

Assessment Billing and Collection Policy – reviewed and agreed on process - timing of billing notices, payment reminder, grace period, and late fee and interest charges.

Violation Policy – discussed and agreed how violations will be handled by Excelsior. Agreed on proposed content for a first communication by Excelsior – draft to be reviewed week of November 27 with responses from the Board by Monday December 4 so mailing can be completed that week. A Community Newsletter may be included in mailing as well as a copy of the Parking Policy.

Rental Approvals - discussed implementation of a Lease/Rental approval policy and process. The HOA CC&R's as amended include a provision allowing for same. LCAM will bring samples to the next Board meeting for review.

Oil on road - LCAM will contact Waste Management about trucks leaking hydraulic fluid.

Road Signage – County has been contacted to investigate placement of a traffic control sign where Aberdeen Creek Circle meets itself by #9008 / #8805 / #8806

Next Meeting

Next Board Meeting will be scheduled for Thursday February 15, 2018 at a location to be determined.

Adjournment

Meeting adjourned at 8:30pm.