

**ACHOA Meeting of the Board of Directors**  
**Meeting Minutes - Draft**  
August 16, 2017

**Directors in Attendance**

Hank Schoening	President
Ron DeSavio	Vice President
Cliff Reiss	Treasurer
John Cirello	Secretary
Mark Bowes	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**

Meeting notice was posted more than the 48 hour required advance in accordance with FL Statute.

**Previous Meeting Minutes**

*On motion by Mr. Bowes; 2<sup>nd</sup> by Mr. Reiss minutes from the June 13, 2017 meeting were approved. AIF*

**Treasurer's Report**

Mr. Reiss read the account balances into the record. See attached for full report.

## **Property Manager's Report**

Violations: Lynn reported a higher number of calls and emails since the last meeting related to violations. Leaving notices at owner's doors proved to be very time consuming. Lynn suggests the Association continue with mailed notices since they serve as official notice. Mr. DeSavio has not been provided an inspection report since the last meeting. Mr. DeSavio noted that he is not confident inspections are being conducted on a timely basis. Lynn to follow up with Mr. DeSavio.

Attorney Feedback 8 [REDACTED] Lynn advised the Board that the Attorney suggested the Board send a violation notice to the owner at 8 [REDACTED]. The notice should advise the owner that the structure in their yard is out of compliance. The Board reviewed a draft of the notice and Lynn will make corrections and email to the Board for final approval.

Lynn reported that the county will not designate the community entrance as a no parking zone. The Association should not mark the area since the roads belong to the county.

Lynn reported that the county still has open work orders for sidewalks.

### **Landscaping Committee**

Mr. Reiss reported no major concerns with the landscaping. See attached for his written update.

At this time, the Board discussed using decking as a boarder for mulch. No action taken.

### **ARC**

Mr. Schoening reported that there had been 2 applications:

Both applications approved.

## **NEW BUSINESS**

- **HOA Approval of Renters**

The Board discussed implementing the rental approval process as outlined in the governing documents. The Board would like to implement the following:

\$50 Application Fee

\$250 Security Deposit

Each owner would be reminded that the owner is ultimately responsible for the upkeep of the property. The new policy would apply to all leases that begin after the effective date of the resolution.

- **House Bill 483**

Lynn gave the Board an overview of HB483/SB398. Lynn reported that SouthShore works well within the new guidelines so the process will not change. See attached for details.

- **SouthShore Contract**

The Board would like to review its current contract with SouthShore.

- **Realtor Letters**

Mr. Reiss reported that he sent letters to Realtors advertising in the community. He received a call from an investment firm who decided not to purchase.

- **No Dumping Drains**

Mr. Reiss reported that the "No Dumping" verbiage painted on the drains was faded. He has the templates if the Board decided to repaint.

- **Mr. Reiss reported that a 500-home community had called him for a reference for SouthShore.**

- **8917 appears to have been cleaned up by the bank.**

- **Mr. Reiss reported that he is updating the newsletter. He is pulling the most current information from TOPs. He will send Lynn any updates.**

- **Mailboxes**

Mr. DeSavio presented 2 mailbox options to the Board.

**Mailbox 1** - Amazon – This mailbox matches community aesthetic but there seems to be a design flaw with the mold.

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**Mailbox 2** – Lowes – This mailbox appears to be superior in quality & construction.

*On motion by Mr. Reiss; 2<sup>nd</sup> by Mr. Bowes the Board selected mailbox 2 as the approved mailbox for the association.*

Mr. DeSavio created a flyer that will be posted on the website and attached to the newsletter. The flyer also included numbers with a reflective background that can also be purchased at Lowes.

**Open Forum**

Mr. Wade asked if the county was grinding roots when repairing sidewalks. Mr. DeSavio reported that the county had grinded roots on 2 sidewalks. Lynn continues to follow up with the county.

**Next Meeting Date**

The next meeting will be the annual meeting on November 15, 2017.

**Adjournment**

*Being there was no further business; motion to adjourn at 8:07pm was made by Mr. Cirello & 2<sup>nd</sup> by Mr. DeSavio. AIF*

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