

# ACHOA Meeting of the Board of Directors

## Meeting Minutes

June 13, 2017

### **Directors in Attendance**

Hank Schoening	President
Ron DelSavio	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. Reiss; 2<sup>nd</sup> by Mr. DelSavio minutes from the March 3, 2017 meeting were approved. AIF

### **Treasurer's Report**

Mr. Reiss read the account balances into the record. Mr. Reiss confirmed owner balances and the mailing of late notices with SouthShore's AR Dept. There are no questions at this time.

After a brief review, Mr. Reiss noted that the Association was in good financial standing.

### **Property Manager's Report**

Lynn discussed violations with the Board. There was one home up for fines. There was an influx of calls since the last inspection due to the violation report consisting of over 70 violations. The most common violations were pressure washing, dirty mailboxes, sod repairs & faded mailbox flags.

The Board discussed providing owners with a form created by Mr. DeSavio that could be left with owners at the time of inspection with letters to follow. Lynn & Brandon will try out this method to test its effectiveness. Lynn noted that the new software causes significant delay. She will report to SouthShore's IT.

Lynn reported that the following work requests were still open with the county:

SR115652 – County Engineers to review no parking area at community entrance

SR97196 – Sidewalks

### **Landscaping Committee**

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

### **ARC**

Mr. Schoening reported that there were no current applications. Mr. Schoening would like Attorney Frazier's office to address the playset in question. Lynn to follow-up.

At this time, the Board revisited its discussion on mailboxes. Mr. Schoening noted that information regarding mailbox repair & replacement is on the website.

### **Next Meeting Date**

The next meeting will be held on Wednesday August 16, 2017

### **Adjournment**

Being there was no further business; motion to adjourn at 8:26 pm was made by Mr. Schoening & 2<sup>nd</sup> by Mr. Delsavio. AIF

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