

# BOARD OF DIRECTORS MEETING AGENDA

**THURSDAY, AUGUST 27, 2020  
6:00PM  
VIRTUAL MEETING**

## **Call to Order**

Establish Quorum of Board  
Minutes – Board Meeting 6/29/20 and 7/17/20

## **Approvals**

1. ACC Approval- 8916 ACC- New roof shingles
2. ACC Approval- 8905 ACC- New roof shingles
3. ACC Approval- 8917 ACC- Water Softner
4. ACC Approval- 8804 ACC- New Roof Shingles
5. ACC Approval- 8913 ACC- New Roof Shingles
6. ACC Approval- 8801 ACC- oak tree removal
7. ACC Approval- 8946 ACC- roof shingles, drip edge, existing gutters
8. ACC Approval- 8908 ACC- Gutters

## **Financials**

July  
Treasurer's Trend Report

## **Old Business**

Security Cameras  
Hearing Committee  
Aquatics Maintenance

## **New Business**

Bulletin Board Repair  
Tree, Sidewalk & Curb Mapping  
Landscape Report- Erosion Control  
2021 Budget

## **Resident Open Forum**

**Adjourn**

**Next Scheduled Meeting- TBD**



**BOARD MEETING MINUTES**  
**Monday, June 29, 2020, 6:00PM**  
**Virtual Meeting**

**Directors in Attendance (established a quorum)**

Mark Bowes	President
Ron Del Savio	Vice President
Clifford Reiss	Treasurer
Glen Lockwood	Secretary
John Laskowski	Director
Jennifer Robertson	Excelsior Community Management
Mark Wyrosdick	Homeowner (8910)

**Call to Order**

Mark called the meeting to order at 6:01pm

**Confirmation of Proper Meeting Notice**

Cliff confirmed meeting notice was posted on the community bulletin board more than 48 hours in advance in accordance with Florida Statute.

**Minutes**

Cliff motioned to approve the January 30, 2020 board meeting minutes. Mark 2<sup>nd</sup>, vote was all in favor.

**Approvals**

1. ACC Approval- 8950 ACC- New roof shingles
2. ACC Approval- 8908 ACC – New roof Shingles
3. Workers Comp Policy
4. ACC Approval- 8810 ACC- Paint House
5. ACC Approval- 9008 ACC- new roof shingles
6. ACC Approval- 8924 ACC- Pool and Screen enclosure
7. ACC Approval- 8812 ACC- Paint front door Tricorn Black SW6258
8. ACC Approval- 8910 ACC- new roof shingles
9. ACC Approval-8940 ACC- new roof shingles
10. ACC Approval- 8911 ACC- new roof shingles
11. ACC Approval- 8934 ACC- new roof shingles

**Financials**

May Balance Sheet Available. Cliff reviewed the trend report noting we are on target for the year.

**Old Business**

- Retention Pond Maintenance- The Board reviewed a proposal from Gulf Coast Aquatics and Solitude lake Management. After some discussion Cliff motioned to approve the Solitude Like Management agreement for quarterly visits at \$150 per quarter. Mark 2<sup>nd</sup>, vote was all in favor.



## **New Business**

- Outstanding Violations- Ron asked Jen to confirm Chuck has spoke with Ed from 8937. Ed expressed interest in participating on this committee.
- Landscape changes at the entry- There is a plan in place and a workers comp. policy set up so owners can volunteer to plant new trees, shrubs and mulch as needed. The Board will look at possible changes prior to the end of this year, fund permitting. Cliff mentioned a small erosion project on the east beds that may need future attention. Sprinkler checks went well. Topsoil was added to a couple of bare grass spots in the common area. So far so good. Cliff will continue to monitor.
- SWFWMD Inspection is due in December of 2020- D.S. Franks engineering submitted an inspection proposal for \$185. Same price since 2015. Cliff motioned to approve the D.S. Franks proposal. Mark 2<sup>nd</sup>, vote was all in favor.
- Cliff noted that ECM did update Sunbiz as required by June 30, 2020.
- HCSO did respond to the Association letter about additional patrols in the community and they are looking into it.
- Security Cameras- Cliff spoke with Flock Security and they presented the idea of one camera at entrance. Cost is \$2k and would run off cellular service. Basic information for now, no recommendation. Jen will get a proposal from ECM on possible camera options for the community.

## **Adjourn**

Glen motioned to adjourn at 6:45pm. John 2<sup>nd</sup>, vote was all in favor.

## **Next Scheduled Meeting Date**

Thursday, August 27th at 6:30pm



**BOARD MEETING MINUTES**  
**Friday, July 17, 2020, 12:00PM**  
**Virtual Meeting**

**Directors in Attendance (established a quorum)**

Mark Bowes	President
Ron Del Savio	Vice President
Clifford Reiss	Treasurer
Jennifer Robertson	Excelsior Community Management
Christian Mailloux	Homeowner

**Call to Order**

Mark called the meeting to order at 12:00pm

**Confirmation of Proper Meeting Notice**

Cliff confirmed meeting notice was posted on the community bulletin board more than 48 hours in advance in accordance with Florida Statute.

**New Business**

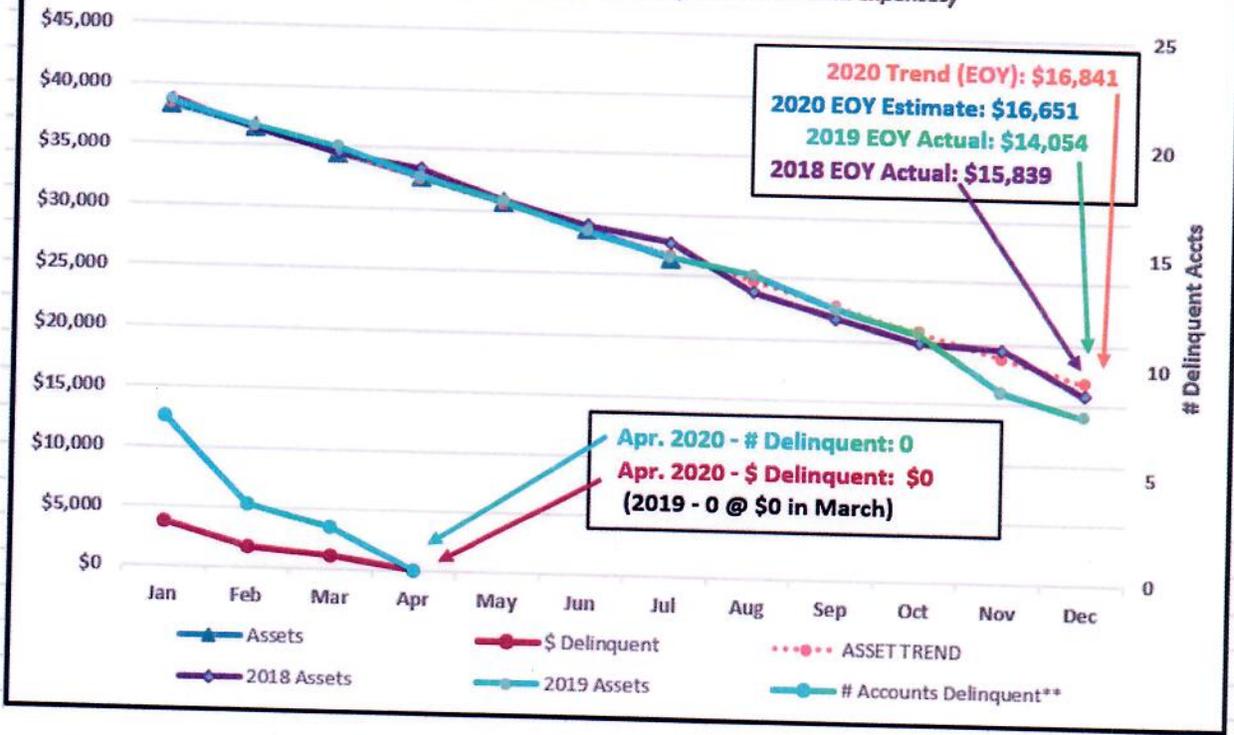
- Mark motioned to appoint Christian Mailloux to the hearing committee. Cliff 2nd, vote was all in favor.
- ACC request for 8806- This will be denied because it is missing the Hillsborough County Permit information and must specify the replacement shade tree the owner will plant.

**Adjourn**

Cliff motioned to adjourn at 12:07pm. Ron 2<sup>nd</sup>, vote was all in favor.

# Aberdeen Creek 2020 Financials & Trend - July 2020

(w/o prepaid assessments / trend may include unbilled expenses)



# Aberdeen Creek Homeowners Association Inc

Balance Sheet  
As of 08/31/20

## ASSETS

### Assets

1005	BB&T Operating 1915	\$ 11,436.00	
1010	Chase Checking 7910	12,362.04	
1100	Accounts Receivable	(50.00)	
1300	Prepaid Insurance	1,001.90	
	TOTAL ASSETS		\$ 24,749.94

## LIABILITIES & EQUITY

### LIABILITIES:

2000	Accounts Payable	\$ 470.52	
2030	Unearned Revenue	8,840.00	
2100	Prepaid Assessments	28.82	
	Subtotal Liabilities		\$ 9,339.34

### EQUITY:

3500	Prior Year Excess/Deficit	\$ 13,619.32	
	Current Year Net Income/(Loss)	1,791.28	
	Subtotal Equity		\$ 15,410.60
	TOTAL LIABILITIES & EQUITY		\$ 24,749.94

**Aberdeen Creek Homeowners Association, Inc.**  
**Working Budget**  
**January 1, 2021 - December 31, 2021**

	2020 Budget	2021 Budget	52 Lots
<b>INCOME</b>			
Assessment 52 Lots	\$26,520.00	\$26,431.00	\$508.29
<b>EXPENSES</b>			
<b>Grounds Repairs and Maintenance</b>			
Landscaping - Contract	\$7,400.00	\$6,900.00	\$132.69
Landscape Upgrades	\$1,500.00	\$1,500.00	\$28.85
Landscape Fertilizer - Contract	\$1,500.00	\$1,652.00	\$31.77
Irrigation	\$200.00	\$200.00	\$3.85
Waterway - Contract	\$300.00	\$600.00	\$11.54
General Grounds	\$452.00	\$411.00	\$7.90
<b>Total Grounds Repairs and Maintenance</b>	<u>\$11,352.00</u>	<u>\$11,263.00</u>	<u>\$216.60</u>
<b>Administrative Expenses</b>			
Management Fees	\$5,202.00	\$5,202.00	\$100.04
Legal Fees	\$500.00	\$500.00	\$9.62
Corporate Annual Report	\$62.00	\$62.00	\$1.19
Bank Coupons	\$40.00	\$40.00	\$0.77
Website	\$110.00	\$110.00	\$2.12
Community Mailings	\$230.00	\$230.00	\$4.42
<b>Total Administrative Expenses</b>	<u>\$6,144.00</u>	<u>\$6,144.00</u>	<u>\$118.15</u>
<b>Insurance Expenses</b>			
GL, D&O, WC, Fidelity	\$2,695.00	\$2,695.00	\$51.83
<b>Total Insurance Expenses</b>	<u>\$2,695.00</u>	<u>\$2,695.00</u>	<u>\$51.83</u>
<b>Utilities Expenses</b>			
Electric	\$425.00	\$425.00	\$8.17
Street Lights Contract	\$5,904.00	\$5,904.00	\$113.54
<b>Total Utilities Expenses</b>	<u>\$6,329.00</u>	<u>\$6,329.00</u>	<u>\$121.71</u>

Rough Draft