



BOARD MEETING MINUTES
Thursday, August 12, 2021, 6:00PM
Virtual Meeting

Directors in Attendance (established a quorum)

Mark Bowes President
Ron Del Savio Vice President
John Laskowski
Glen Lockwood

Cory Ringley Excelsior Community Management

Call to Order

Mark called the meeting to order at 6:05pm

Confirmation of Proper Meeting Notice

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

Minutes

Mark motioned to approve the June 3rd board meeting minutes. John 2nd, vote was all in favor.

Approvals

1. ACC Approval – 8908 ACC – Exterior Paint
2. ACC Approval – 8901 ACC – Re-Roof
3. ACC Approval – 8911 ACC – Exterior Fence Paint

Financials

The current Balance Sheet was reviewed.

Loss of Rights – There were no people on the loss of rights list.

EOY Financials – Cliff discussed the trend report through July, these are available on the Aberdeen Creek HOA Website.

Old Business

- ACC Guidelines Update – There was discussion on the height and style of fences, driveways/pavers, hedge height and discussion of all of the items brought up by residents since the last meeting.
 - Above-Ground Swimming Pools – There was a discussion on what is an above ground swimming pool and what is a kiddie pool. Discussion on this was tabled.
 - Fencing – Discussion on responsibility to clean and repair fence. Mark motioned to keep the guidelines as is but add the section on HOA taking responsibility for the North side of the boundary fences along McMullen Loop and at the entrance of the community 4 sections of iron fence and the 3 stone columns. 2nd by Glen. Vote was all in favor.
 - Hedges – Mark motioned to approve the proposed guidelines on hedges. Ron 2nd. Vote was all in favor.
 - Driveways – There was discussion on requiring the specific materials used for painting a driveway be specified for the board to consider on all ACC applications. Mark motioned to approve the new standards as written. 2nd by Glen. Vote was all in favor.
- Parking – Sidewalks – Mark motioned to remove blocking the sidewalks from the ACC Guidelines for the HOA to address as the sidewalks are Hillsborough County sidewalks and any violation of Hillsborough



county code should be for them to address. The county should be contacted for all code violations within the community. 2nd by Ron. Vote was all in favor.

New Business

1. Estoppels – There was further discussion on what is on an estoppel and responsibilities. The board was comfortable with ECM doing what they are doing with the request that any current open violations should be included on the estoppel.
2. Common Area Topsoil – BK Turf offered to deliver and spread topsoil at \$135 per cubic yard. The board agreed that this needed to be done. Ron motioned to a Not to Exceed of \$500 for BK Turf to spread topsoil in the needed areas in the community. 2nd by Mark. Vote was all in favor.

Adjourn

With no further business to discuss, the meeting was adjourned at 8:18.

Next Scheduled Meeting Date

Annual Meeting – Thursday, November 4th at 6pm