

**Aberdeen Creek HOA Annual Members Meeting
Excelsior Community Management
6554 Krycul Avenue
Riverview, FL 33578
Meeting Minutes
November 4, 2021**

Directors in Attendance

Mark Bowes	President
Ron Del Savio	Vice President
Clifford Reiss	Treasurer
Glen Lockwood	Secretary
John Laskowski	Director

Cory Ringley, LCAM Excelsior Community Management

Call to Order

The meeting was called to order by Mark at 6:04pm

Establish Quorum

5 members of the community were present, 1 member was in attendance online and 5 proxies were received – quorum was established.

Confirmation of Proper Meeting Notice

Meeting notice was mailed 14 days in advance in accordance with Florida Statute.

Previous Meeting Minutes

The Board reviewed their last meeting minutes for August 12, 2021. Mark motioned to approve the minutes. Ron 2nd, vote was all in favor.

Old Board Business

The board reviewed the SWFWMD renewal proposal by D. S. Franks & Associates. The price has remained the same for the past 5 years. Mark motioned to move forward with the SWFWMD inspection by D. S. Franks & Associates. John 2nd, vote was all in favor.

2022 Budget

There were no questions from the floor on the proposed budget. The board had some discussion on the increased costs to management. Mark motioned to approve the 2022 budget with increased management fees and a reduction to landscaping upgrades with the Annual Assessment increased 1.92% to \$520. Cliff 2nd. Vote was all in favor.

Board of Directors Resignation

All Board members resigned.

Board of Directors Nominations and Voting

There were five people that ran for the five available positions: Mark Bowes; Ron Del Savio; Clifford Reiss; John Laskowski; Glen Lockwood. There were no nominations from the floor. These five members will make up the new Board.

Board Positions

President- Mark Bowes; Vice President- Ron Del Savio; Treasurer- Clifford Reiss; Secretary- Glen Lockwood; Director- John Laskowski

New Board Business

Cliff informed the community that Riverview Pressure Cleaning would be cleaning the concrete in the community's common areas on November 10th. Cliff presented an invoice for no parking signs that the board wants put up in the common area. Cliff presented a change to the first page of the ACC Guidelines explaining that the ACC Guidelines are prepared to serve as Design Standards for the community. That some sections are mandated by community deed restrictions and that other sections were created and evolved over time to maintain community standards. Mark motioned to approve the change to the introductory page of the ACC Guidelines. 2nd by Ron, vote was all in favor. Ron discussed having a few darker shades added to the Paint Standards, Cliff and Ron have worked with Sherwin Williams on this and haven't gotten very far to this point, its been hard to get responses back from someone willing to help with this. A resident works directly with a rep from Sherwin-Williams that can help with this and will reach out and get any information he can back to us.

Owners in the community have been contacted through the Neighborhood Facebook page and based on their responses as volunteers have agreed that the Board will be submitting an application for a 2022 Neighborhood Mini-Grant. A list of volunteers who will donate hours to support the project has been obtained from the owners. A preliminary design and budget are being prepared for the construction of benches and planters at the community entrance along with some remedial landscaping. Additional project funds as may be needed have been provided for in the 2022 budget. Motion by Cliff : The Board will prepare and submit a Hillsborough County 2022 Mini-Grant application. Ron 2nd. Vote was all in favor.

Next Meeting: January 20th at 6:00pm

Adjournment

Meeting adjourned at 6:53 pm.