



BOARD MEETING MINUTES
Tuesday, April 25, 2023, 6:30PM
ECM Conference Room
6554 Krycul Ave. Riverview 33578

Directors in Attendance (established a quorum)

Mark Bowes	President
Glen Lockwood	Vice President
Clifford Reiss	Treasurer
John Laskowski	Secretary
Christian Mailoux	Director

Jen Robertson Excelsior Community Management

Call to Order

Mark called the meeting to order at 6:30pm

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.

Guest

Wanda Sloan with the Hillsborough County Department of Neighborhood Relations and their team attended the meeting along with County Commissioner Michael Owen. The community was awarded the 2022 Hillsborough County Neighborhood Award. The award was given after Cliff submitted a letter to the county detailing the communities' accomplishments following Hurricane Ian.

Minutes

Cliff motioned to approve the February 16, 2023, Meeting Minutes. John 2nd, vote was all in favor.

Financials

- The current Balance Sheet was reviewed.
- Trend report – Cliff noted that based on the current trend the community will likely have a \$500 shortfall due to the increase in TECO prices. (30%)

Old Business

- **Maintenance update**
- PRESSURE WASHING COMPLETED – SIDEWALKS, FENCES, COLUMNS AND ALL BUT 1 STORM SEWER CONCRETE TOPS
- SEALED ALL THE STORM SEWER CONCRETE TOPS
- IRRIGATION SYSTEM CHECKED PERIODICALLY – NO REPAIRS EXCEPT CENTER ISLAND
- MAINTENANCE ON COMMON AREA IRRIGATION – 3 ROTORS REPLACED AND COVERAGE ADJUSTED (BY GREENER CUTS)
- IRRIGATION CONTROLLER MOVED TO MORE CONVENIENT LOCATION – FACILITATE ADJUSTMENTS AND FUTURE REPLACEMENT. RAIN SENSOR RELOCATED SO NOT VISIBLE FROM OUTSIDE FENCE
- TRASH PICKUP AT LEAST 2X/WEEK – DURING NEIGHBORHOOD WALKS AND UP FRONT ALONG MCMULLEN LOOP. THIS IS IN ADDITION TO WHAT GREENER CUTS PICKS UP WHEN CUTTING
- CONFIRMED WITH BKTURF WHAT AREAS THEY ARE TREATING MONTHLY
- BOARD MEMBERS GATHERED TO PICKUP LEAVES AND SPREAD 4 YARDS TOPSOIL IN THE COMMON AREA WHERE TREE DEBRIS FROM HURRICANE IAN KILLED THE GRASS
- SPRAYED FOR PLANT GROWTH STORM SEWER BY 8805



- SPRAYED ANT MOUNDS SEVERAL PLACES
- CONTACTED TECO ABOUT TREE BRANCH TOUCHING TOP OF STREETLIGHT IN THE ENTRANCE ISLAND – TECO RESPONSE “WE DON’T DO TREES”.
- ADJUSTED IRRIGATION CONTROLLER FOR DST
- **Common Area Sod Repair** – The Board is going to continue to monitor this.
- **Paint Book Update** – Approved colors for 8938 were added to the book.
- **Website Update** – Cliff updated the name and address file for the new owners at 8804.
- **Violations Walk** – The next walk will be on May 11th at 9am with John and Cliff.

ACC Request

- Jen has two open ACC request from 8952. Screen Enclosure and Landscape (rocks/pavers) change. Per Ron in March of 2022 the owner needed to supply additional information for processing. The Board directed Jen to send the owner a letter letting them know the requests have been canceled and they can resubmit if they still wish to do these home improvement projects. [Following the Board meeting Jen did see that the owner submitted a completed request for the screen enclosure on June of 2022 and that request was approved.](#)

New Business

- Cliff thanks ECM for updating the annual report with sunbiz.
- Vendor Insurance – Jen reported that vendors are required to carrier G/L, workers compensation and commercial auto coverage to conduct business within the community. Currently we need the workers comp from BK Turf. Cliff agreed to assist in trying to get that. We also need the commercial auto coverage for Riverview pressure washing but that will not be needed until 2024.

Resident Open Forum – N/A

Adjourn

With no further business to discuss, the meeting was motioned to adjourned at 7:07 pm by Mark.

Next Scheduled Meeting Date

Tuesday, June 27th 6:30pm (virtual)