

BOARD MEETING MINUTES
Thursday, April 30, 2026, 6:30PM
Virtual via GoTo Meeting

Directors in Attendance (established a quorum)

Mark Bowes	President
Christian Mailloux	Vice President
Clifford Reiss	Treasurer
John Laskowski	Secretary
Diane Hess	Director

Jen Robertson Excelsior Community Management

Call to Order

The meeting was called to order at 6:28pm

Confirmation of Proper Meeting Notice

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

Minutes

John motioned to approve the January 29, 2026, Meeting Minutes. Christian 2nd, vote was all in favor.

Financials

- Trend report – Cliff reviewed the trend report. Cliff noted the IRS sent a letter about refunding the \$80 in taxes paid. Cliff completed the paperwork for a refund and returned it. No refund was received as of this meeting.

Business

- HOA Update – Attached. John motioned to approve the suggested language change for the landscape beds highlighted in yellow. Diane 2nd, vote was all in favor.
- Management Agreement – The last agreement was signed in December of 2022. The current agreement reflects a 6% increase. Cliff and Christian supported the renewal. John and Diane needed more time to review. Mark asked everyone to let him or Cliff know by May 7th if they had any questions/concerns with the renewal.
- SWFWMD Inspection – Jen noted this is due by October 22, 2026. DS Franks is the Engineer the Association has worked with in the past. They are charging the same fee (\$185) they charged for the last inspection in 2023 and 2025. Jen will get them the approval.
- Violation Survey – The rooster concern is believed to be corrected at this time. No further action will be taken on this violation.
- Common Area Landscape items – John motioned to approve the items below for not to exceed \$20. Christian 2nd, vote was all in favor.
 - Recommend Topsoil purchased to fill in holes East landscape (where pine trees were removed)
 - Recommend Magnolia Granular Fertilizer for landscape trees
 - Recommend cleaning the entrance sign and touchup the paint where needed
- CD Renewal – Cliff noted the CD renews on May 19th. Christian motioned to approve the CD renewal for 7 months at the current rate. Diane 2nd, vote was all in favor.

Resident Open Forum – Serafina Reese joined.

Next Scheduled Meeting Date - Thursday, July 23rd at 6:30pm (Virtually)

Adjourn - With no further business to discuss, the meeting was motioned to adjourn at 6:57 pm by Christian. 2nd by John. Vote was all in favor

ABERDEEN CREEK HOMEOWNERS ASSOCIATION

Serving the community since 2001

BOARD REPORT for April 30, 2026

HOA BOARD:

Mark Bowes – President

Christian Mailloux – Vice President

John Laskowski – Secretary

Diane Hess – Director

Clifford Reiss – Treasurer / Webmaster

- **Trash Pickup** – compared to other communities Aberdeen Creek is usually trash free in both the neighborhood and along McMullen Loop thanks to a Board Member who picks up trash almost daily - bottles, cans, containers, styrofoam, paper, plastic, candy wrappers, insulation, cigarette butts, car parts, hardware and dog waste. On March 22 two 6-foot sections of shelving were found dumped by the retention pond. The shelving was moved to the roadside to see if a passerby would pick it up; it was subsequently found to have been placed in the trash bin of the residence East of the retention pond.
- **West Fence** – to prevent further damage to the fence 2 Board Members repaired a loose top board on the West contact fence where the end of the board had come out of one of the posts. A missing post top cap was also replaced on the far end of the East contact fence. Some additional work will be needed in the future to secure the vertical fence boards in the last (Eastern most) section of the fence. Florida Fence was contacted – the replied that they do not do repair work.
- **Sign Light** – The SW LED light for the entrance sign that has clamps to hold the light on the broken stake was found to be loose - the light was placed back into the clamps and repositioned.
- **8920/8950** – Welcome posts for the new owners were placed on the Neighborhood Facebook site. The website Owner listing was updated to include them.
- **Common Area Leaf Cleanup** – owner at 8912 picked up and bagged leaves in the common area. Thank you!
- **Trash #2** – a significant amount of trash (beer bottles, food containers, dog waste, cans) was found in the conservation area at the East end of the East landscape beds. Trash was removed but some cans and bottles will need cleanup at a later date (they are too far to reach by hand).
- **Irrigation System** – The timer was reset for Daylight Savings Time. The irrigation system was tested March 22 and again in April. No broken rotors or spray heads were found but one spray head 2/3 of the way down the West fence needed repositioning. Effective April 3 watering of the common areas is permitted only 4 hours on the designated day (Friday). The irrigation system was reprogrammed to start at 12:05am and to run 3.92 hours – Zone 1 @ 80 minutes;

Zones 2, 4 & 5 @ 40 minutes each; Zone 3 @ 35 minutes. A notice sign was posted for our residents with new restrictions.

- **Pipeline Project** – updates about the pipeline project road work were posted to the Neighborhood Facebook page when appropriate.
- **Color Book** – the color book was updated to include the paint scheme approved for 8912.
- **Entrance Sign Lights** – Friday night 4/24 the lights were not on. The GFI in the entrance enclosure for the lights transformer had to be reset.

New Business Items for discussion by the Board:

- **ACC Guidelines** – recommending an update to the Landscape section to avoid unnecessary ACC Requests that will state:

Planting Bed Mulch & Fillers	Plant areas and planting beds must be filled in using neutral colored mulch or pine bark and/or rocks so there is no bare dirt. Changing the size of planting beds requires ACC approval; changing plants in the beds does not.
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- **Ant Mounds** – recommending approval to spray numerous ant hills in the common area.
- **Entrance Lights** - recommending that the Board place a post on the neighborhood Facebook page asking residents to report if the sign and/or column lights are not working.
- **Entrance Sign** - recommending we clean and then touch up the sign paint where needed.

DRAFT