

ACHOA Annual Meeting of the Board of Directors

Meeting Minutes

April 30, 2015

Directors in Attendance

Hank Schoening	President
Nichole Geisler	Vice President
Cliff Reiss	Treasurer
Rob Fisher	Secretary
John Cirello	Director

Lynn Wheeler, LCAM SouthShore Property Management

Call to Order

The meeting of the Board of Directors held at 9008 Aberdeen Creek Circle in Riverview, FL was called to order at 7:02 pm by Lynn Wheeler.

Proof of Meeting Notice

The meeting notice was posed a minimum of 48 hours in advance in accordance with statute.

Establishment of Quorum

Being that the members were present at the meeting either in person or via proxy, a quorum was established.

Approval of previous meeting minutes

On motion by Nicole Geisler, 2nd by Cliff Reiss minutes from March 25, 2015 meeting corrected and approved. AIF

Treasurer's Report

- Cliff stated that there was nothing unusual in this month's financials and all previous questions sent to Joe Murphy had been answered.
 - On motion by Cliff Reiss, 2nd by Nicole Geisler March financials were approved. AIF

SouthShore Management Report

- Review Bids
 - Landscaping Bid
 - On motion by Nicole Geisler, 2nd by John Cirello landscaping bid from Villnave's Lawn & Irrigation in the amount of \$270 approved. AIF
 - Monument Repair
 - On motion by Nicole Geisler, 2nd by Cliff Reiss monument repair bid from Andy On Call in the amount of \$708 approved with the condition that the vendor meet with Board rep prior to making the repair. AIF

- Violation Status
 - Lynn reported that violations are going well. There is much response from the community. After the next inspection the fining committee will have violations up for review.
- Collection Status
 - Collection account should continue to be forwarded to BushRoss. Process to be reviewed to assure late accounts received proper notice and are forwarded to attorney at 90 days past due.
- 8952 Sale Status
 - Estoppel delivered to Cliff – Cliff expressed concern that the names are incorrect on estoppel. Would like upper management at SouthShore to be made aware of error.
- 2014 Minutes Documentation
 - Lynn to use notes provided by Hank to make sure all minutes for 2014 board meetings are complete.
- Legal Update
 - Board not pleased that they were unaware of Nathan Frazier's move to Mechanic Nuccio. This item was missed in transfer of management duties from Lois Bowman to Lynn Wheeler.
 - Board agrees to stay with BushRoss and would like SouthShore to continue to send collections to BushRoss.

Board Reports

- Meeting Dates
 - Annual Meeting Date set for Thursday November 12th.
 - Hank to call and arrange meeting room
 - Mailing will go out in early September
 - Next Meeting Date
 - June 4, 2015
- Landscaping Committee – Cliff Reiss
 - On motion by Rob Fisher, 2nd by Hank Schoening up to \$500 approved for Valley Crest to cut trees.
 - NLT will meet with Hank & Cliff to give quote on sprinklers. Timer needs to be replaced. Board would also like an area that can be accessed for pressure washing.
 - USF will meet with Cliff in 3 weeks to evaluate sprinklers.
- News Letter – Rob Fisher
 - Rob presented newsletter for Board recommendations.
- Architectural Committee
 - No activity
- Open Discussion
 - Cliff suggests to board an option be provided to residents with overnight guests in regard to parking violations. Area around center island could be designated as a parking area for guests.
 - Reminder for unpaid dues should be included in mailing for Annual Meeting.

Adjournment

Motion to adjourn the Annual Meeting at 8:08 PM was made by Nicole Geisler second by Rob Fisher. AIF

Minutes submitted by Lynn Wheeler, LCAM SouthShore Property Management, LLC.