

ACHOA Annual Meeting of the Board of Directors

Meeting Minutes

August 18, 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 7:04 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 Rob Fisher, 2nd by John Cirello minutes from June 4, 2015 meeting approved. AIF

Treasurer's Report

- The bank discussed small balances and what amount should not be collected. They discussed amount under \$15. No action taken. Cliff notes no major issues with financials. Add amount to next billing cycle.

Nuisance Issues

- The board discussed nuisance issue between neighbors. If there is not violation of the governing documents involved the Board will not get involved.

SouthShore Management Report

- Violations
 - 12 Outstanding violations
 - 8913 Many calls regarding yard being un-kept. Cliff Reiss states this home is in litigation but they are current on dues other than this year. Lynn to schedule a fining hearing.

Landscaping – Cliff Reiss

- Rain sensors added as required.
- Controller – Time does not stay accurate. Cliff will reset or NLT will replace and re-caulk the opening.
- Fence is complete.
- NLT owes quarterly inspection. Cliff will contact NLT as he is concerned about the lack of follow-up.
- John feels the pond area should be trimmed at least quarterly.
- Cliff would like BK Turf to remain month to month.

Case involving HOA

- Cliff briefly discussed the upcoming jury trial and advised that he will attend.

News Letter

- Board discussed next newsletter.

Open Discussion

- Annual garage sale discussed.
- Proposed budget needs to be forwarded to board for review.
- Violation for commercial sign on car to be closed out.

Adjournment

Being there was not further business Motion to adjourn at 8:14 PM was made by Hank Schoening second by John Cirello. AIF

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