

ACHOA Meeting of the Board of Directors

Meeting Minutes

August 10, 2016

Directors in Attendance

Hank Schoening	President
Ron DelSavio	Vice President
Cliff Reiss	Treasurer
John Cirello	Secretary

Lynn Wheeler, LCAM SouthShore Property Management

Call to Order

The meeting of the Board of Directors held at 8941 Aberdeen Creek Circle in Riverview, FL was called to order at 7:05pm by Lynn Wheeler.

Proof of Meeting Notice

Meeting notice was posted more than the 48 hour required advance in accordance with FL Statute.

Establishment of Quorum

Being that a majority of Board members were present a quorum was established.

Treasurer's Report

Mr. Reiss reported that the association is in good financial standing as of July 31st. Mr. Reiss noted one delinquent assessment of \$516.26 which is favorable from the delinquent assessment of \$4,064.36 the previous month.

Property Management Report

Lynn reported 21 outstanding violations with the same repeat offenders. Lynn will consult with Attorney Frasier regarding these owners. Fines need to be assessed if the owner cures a fine but has a recurring violation.

Lynn reported that Brandon Romine has joined SouthShore as the field rep and he will be conducting inspections and processing ARCs.

Landscaping Committee Report

Mr. Reiss reported one sprinkler was repaired.

The Board briefly discussed trees in the community with no action taken.

Mr. Reiss noted that the ponds were looking good with the increased service.

ARC Report

Mr. Schoening reported no outstanding applications. Mr. Schoening will send an email to Brandon with instruction for processing ARCs.

OLD BUSINESS

Rental Restrictions

The Board had a lengthy discussion regarding rental restrictions and HOA Resolution. Attempts to follow up with Attorney Frasier have been unsuccessful.

The Board would like rental restrictions in place but would like the flexibility to allow an individual to rent a home if it's in the best interest of the community. The benefit to having and investor rent a unit are:

- Yard would be maintained
- Property would not be abandoned
- Property more likely to be sold during foreclosure sale
- Property would be kept up to county code
- Assessments would be paid
- Property would not be a danger to other owners
- Property would not cause damage to neighboring homes

Newsletter

The Board would like the Oct newsletter to go out with the Annual Meeting Mailer.

Website

Mr. Reiss has not yet completed preparing a transition to a SouthShore hosted website. Once he does he will notify the community.

Open Forum

Mailboxes were discussed during open forum. Information is on the website and will be included in the newsletter.

Board advised Lynn to review and update owner's list.

Next Meeting Date

The next meeting will be the Annual Membership meeting scheduled for November 16, 2016. Mr. Schoening will schedule the Riverview Civic Center.

Adjournment

Being there was no further business; motion to adjourn at 8:16pm was made by Cliff Reiss second by Hank Schoening.

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