

ACHOA Meeting of the Board of Directors

Meeting Minutes

June 8, 2016

Directors in Attendance

Hank Schoening	President
Ron DeSavio	Vice President
Cliff Reiss	Treasurer
John Cirello	Secretary
Rob Fisher	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 7:07pm 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. Delinquency is down and cash has increased. In regard to the 2 foreclosures in the community, Mr. Reiss reported that 8912 has been sold and payment of \$2300 was received. Proceeds are expected within 8-10 weeks for 8917.

Mr. Reiss requests that SouthShore provide a copy of the estoppel for 8912 asap.

Property Management Report

Lynn reported several calls regarding the tow signs. There have been no calls since they were moved. Mr. DeSavio suggested a map to determine no parking zones. Residents should be informed that they cannot park on the street across from another car that is also parked on the street. Also, emergency vehicles will drag cars that impede their access during an emergency. The parking map and rules will be included in the next newsletter to be drafted by Mr. DeSavio and Lynn.

There are 37 outstanding violations. Mr. DeSavio expressed concern that many of the violations have not been cured. Lynn to review.

Towing Signs

No further discussion was needed regarding towing signs.

ARC Report

Mr. Schoening reported no outstanding applications. 8937's application for tree removal & gutters was approved. They are repainting their home the same color. 8806's project which includes pool & lanai will not be completed for some time. They are in the process of obtaining permits.

At this time the Board had a brief discussion regarding tree removal. The determination was made that oak trees over 34" in diameter at a height of 4-1/2 ft. are "grand oaks" that need county approval to be removed. Trees 12" in diameter & under do not need a permit. According to ARC guidelines, HOA approval is not needed to remove curbside trees. Mr. Schoening to forward a copy of the guidelines to Lynn.

Landscaping Committee Report

Mr. Reiss reported that he replaced the sprinkler in front of the gate pump using funds from petty cash. Plants at the entrance look bad due to too much sun although there are sprinklers. Mr. Reiss will dig up the plants and consider other options for the entrance.

Mr. Reiss reported that although the pond is full as a result of recent rains, the level is still below the drainage apparatus. Ponds are in good shape.

Mulch proposal from BrighView, formerly Valley Crest, in the amount of \$1250 has been tabled as the amount seems high. Board would like another quote. Lynn to contact SouthCounty and inquire as to their ability to mulch for \$950.

NEW BUSINESS

Rental Restrictions

Lynn reported that all information has been submitted to Attorney Frazier, but the documents have not yet been sent for review. Lynn to follow-up with Attorney Frazier's office. The Board wants to get in touch with new owner asap.

Website

Mr. Reiss is working on the website. He will advise when he needs further assistance. Mr. Reiss would like access to owner balances through the website. Lynn to have Melanie grant access.

Next Meeting Date

The next Board meeting is to be held on August 10, 2016.

Open Forum

Mailboxes – The Board discussed mailbox replacements. Mr. DelSavio advised that the current design is no longer available in plastic – only metal. Mr. Schoening advised that the materials to rebuild the current design are listed on the website. Mr. Schoening also advised the mailbox can be easily constructed. The Board is leaning toward making the metal box the community

standard. The Board would like to review pictures and details before making a decision. No action taken.

Mr. Reiss presented a letter he drafted to send to realtors with listings in the community.

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

Adjournment

Being there was no further business; motion to adjourn at 8:10pm was made by Cliff Reiss second by Rob Fisher. AIF

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