

ACHOA Meeting of the Board of Directors
Meeting Minutes
March 29, 2017

Directors in Attendance

Hank Schoening	President
Ron DeSavio	Vice President
Cliff Reiss	Treasurer
John Cirello	Secretary
Mark Bowes	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 7:09 pm by Lynn Wheeler.

Proof of Meeting Notice

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

Previous Meeting Minutes

On motion by Mr. Bowes; 2nd by Mr. Reiss minutes from the November 2016 meeting were approved. AIF

Treasurer's Report

Mr. Reiss read the account balances into the record. Mr. Reiss confirmed owner balances and the mailing of late notices with SouthShore's AR Dept. There are no questions at this time.

Mr. Reiss reported that delinquency had decreased by approximately \$1400 since last month and the Association was good shape. It was also reported that the Association had received payout on a foreclosure. There were no unusual expenses although there was a lighting increase that had minor impact. Mr. Reiss presented a graph to the Board with details on the financial status of the community.

Property Manager's Report

Lynn discussed violations with the Board. There was one home up for fines.

Lynn reported a small number of calls & emails for the month.

Lynn reported speaking with an Attorney from Frasier Brown regarding the outstanding issues of the playset and revisions of the governing documents. Nathan will be appointing an attorney to handle these issues.

Landscaping Committee

Mr. Reiss reported no major concerns with the landscaping.

ARC

Mr. Schoening reported that there were no current applications.

New Business

- Debris in Sewer – The Board discussed the issue of leaves being disposed of in the community drains. The Board resolved to put a reminder in the newsletter but ultimately this is an issue enforced by Hillsborough County.
- 8917 – The interior fire at this home was discussed briefly. The Board will watch closely for county code violations.
- Newsletter – The Board discussed the upcoming newsletter. Mr. Reiss will complete the newsletter and send to Lynn for mailing.

Next Meeting Date

The next meeting will be held on Wednesday June 14, 2017.

Adjournment

Being there was no further business; motion to adjourn at 8:26 pm was made by Mr. Schoening & 2nd by Mr. Delsavio. AIF

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