



**BOARD MEETING MINUTES**  
**Thursday, February 22, 2024, 6:30PM**  
**Virtual via Go To Meeting**

**Directors in Attendance (established a quorum)**

Mark Bowes	President
Glen Lockwood	Vice President
Clifford Reiss	Treasurer
John Laskowski	Secretary
Christian Mailloux	Director
Jen Robertson	Excelsior Community Management

**Call to Order**

John called the meeting to order at 6:30pm

**Confirmation of Proper Meeting Notice**

Cliff confirmed meeting notice and note on agenda was posted on the community bulletin board more than 48 hours in advance in accordance with Florida Statute.

**Minutes**

Cliff motioned to approve the November 16, 2023, Meeting Minutes. John 2<sup>nd</sup>, vote was all in favor.

**Financials**

- The current Balance Sheet was reviewed.
- Trend report – Cliff noted the double payment to BK turf, but will balance back out next month.

**Business**

- HOA Update – see attached
- 2024 Delinquencies – As of this meeting there are only two homes that have not paid the 2024 Assessment. If they have not paid by the end of February Cliff offered to provide them each with a reminder in addition to the mailed letters ECM is sending.
- Late Fee – The Board discussed late fee waivers. The Board unanimously agreed fees will not be waived unless an owner has a significant hardship.
- Hunter Irrigation Controller - Cliff noted the control is starting to age and will likely need to be replaced in the near future.
- Excessive Tree Trimming – The Board will consider adding detailed language to the ACC guidelines on this topic at their next meeting. In the meantime, the management team will report any potential code violations to Hillsborough County for inspection and enforcement.
- Tree Removal – The Board agreed that any trees removed without HOA approval will be reported to Hillsborough County code enforcement by the management team.
- Parking – One home in the 8900 block has a car that parks in the grass between the sidewalk and road regularly. The Board asked Jen to send this owner a friendly reminder about parking rules.

**Resident Open Forum** – N/A

**ACC Request** – No pending request as of this meeting.



## **Adjourn**

With no further business to discuss, the meeting was motioned to adjourned at 6:56 pm by John. 2<sup>nd</sup> by Cliff.

## **Next Scheduled Meeting Date**

Thursday, May 16<sup>th</sup> at 6:30pm (Virtually)

## **HOA ACTIVITY – NOVEMBER 17 to FEBRUARY 22**

- Christmas wreaths with lights hung on center entrance column Saturday 11/25. Lights are on dusk to dawn (photocell). Removed December 26
- Irrigation Timer adjusted for 1x week watering per County regulation
- Irrigation system tested – several spray heads replaced (by the Board) at the entrance to pump enclosure
- Repaired (by the Board) a broken entrance sign light fixture
- Investigated clearing by Boyette Farms of their conservation area situated to the East of homes at 8910-8916. No impact on Aberdeen Creek properties.
- Greener Cuts repaired 4 irrigation heads – leaking and/or head height
- County contacted and repairs completed for 2 potholes on eastbound McMullen Loop both sides of the Aberdeen Creek entrance
- County contacted to remove car battery dropped in the middle of McMullen Loop just East of the Aberdeen Creek entrance
- Checked all areas were properly fertilized by BKTurf (February 7)
- Trash pickup (by the Board) in the community & along McMullen Loop
- Noted the completion of landscaping by the new fence at 8911
- HOA & Condo Expo – Board member attended 2/9 session on “Updating Governing Documents” (Kaye Bender Rembaum law firm)

## **Future projects:**

- Clean light fixture on center column
- Remove Spanish moss on Magnolia trees at entrance
- Determine when pressure washing of Fence and Sidewalks along McMullen Loop and Entrance Columns should be scheduled