

**BOARD MEETING MINUTES**  
**Thursday, January 29, 2026, 6:30PM**  
**Virtual via GoTo Meeting**

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

Christian Mailloux Vice President  
Clifford Reiss Treasurer  
John Laskowski Secretary  
Diane Hess Director

Jen Robertson Excelsior Community Management

**Call to Order**

The meeting was called to order at 6:32pm

**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**

John motioned to approve the October 30, 2025, Meeting Minutes. Christian 2<sup>nd</sup>, vote was all in favor.

**Financials**

- Trend report – Cliff reviewed the trend report. Cliff noted the community earned \$372 in interest on the CD but will need to pay \$80 in taxes on that earned income. The community is still net positive.

**Business**

- HOA Update – see attached
- Resident Notice Board – The Board agreed to allow residents to post personal notices on the fence to the right of the current bulletin board. Cliff will label this area RESIDENT POSTS.

ACC guidelines – Christian motioned to approve a new ACC guideline titled “Resident Notice Board” with the following text:

To provide a place for residents to post notices a section of the entrance enclosure has been designated with the heading “**RESIDENT POSTS**”. Residents may post notices of interest to the community such as: personal services offered by residents, items free or for sale, lost pets, neighborhood and local community events, etc. **Business advertisements and political postings are prohibited.** The Board reserves the right to remove posts deemed inappropriate – such action will be documented in the minutes of the next scheduled Board meeting.

John 2<sup>nd</sup>, vote was all in favor.

- 2026 Financials Mailing – Cliff suggested mailing this notice this year versus just posting on the website. This would give the Board an opportunity to add a letter to the owners about lot maintenance responsibilities. The Board agreed with this approach and approved the language Cliff suggested for the mailing.

- Pressure Washing / Turf Issues – Due to the SWFWMD watering restrictions that go into effect in February of 2026 the Board agreed to hold off on addressing these violations until the watering restrictions are removed.
- Monument Sign – Jen talked to Creative Sign Designs and Fast Signs Brandon. Neither of these companies work with anyone that can sandblast a sign like the original Aberdeen Creek sign with the blue swoosh on it. Creative sign designs recommended 2" PVC routed on one side. This would require two 2" signs that get sandwiched together to match the current sign that is 4" wide. This estimates cost is \$10,000. Creative also looked at the stone pillar holding this sign and stated that it could be \$25k-\$30k to replace. The Board agreed this is cost prohibitive to replace and will continue to maintain and/or freshen the paint as needed.
- Tree Replacement – This is for the street trees located between the sidewalk and the roads. There are four trees that Hillsborough County removed due to sidewalk replacements. The Board agreed they will not require a replacement tree to be planted.

**ACC Request** – nothing pending as of this meeting

**Resident Open Forum** – No comments

**Next Scheduled Meeting Date**

Thursday, April 30th at 6:30pm (Virtually)

**Adjourn**

With no further business to discuss, the meeting was motioned to adjourned at 7:25 pm by Christian. 2<sup>nd</sup> by John.

**DRAFT**