

BOARD MEETING MINUTES
Thursday, July 23, 2026, 6:30PM
Virtual via GoTo Meeting

Directors in Attendance (established a quorum)

Mark Bowes	President
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 6:30pm

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

John motioned to approve the April 30, 2026, Meeting Minutes. Christian 2nd, vote was all in favor.

Financials

- Trend report – Cliff reviewed the trend report. Cliff noted the IRS refund was received and deposited. If nothing unexpected comes up the community may spend slightly less than planned for the year.
- 2026 Delinquencies – All homes have paid

Business

- HOA Update – see attached.
- Kaufman Language – The Board agreed that the governing documents do have Kaufman Language in them.

Resident Open Forum – N/A

Next Scheduled Meeting Date - Thursday, November 5th at 6:30pm (ECM Office)

Adjourn - With no further business to discuss, the meeting was motioned to adjourn at 6:58 pm by Christian. 2nd by John. Vote was all in favor

ABERDEEN CREEK HOMEOWNERS ASSOCIATION

Serving the community since 2001

BOARD REPORT for July 23, 2026

HOA BOARD:

Mark Bowes – President

Christian Mailloux – Vice President

John Laskowski – Secretary

Diane Hess – Director

Clifford Reiss – Treasurer / Webmaster

- **Trash Pickup** – compared to other communities Aberdeen Creek is usually trash free in both the neighborhood and along McMullen Loop thanks to a Board Member who picks up trash almost daily - bottles, cans, containers, styrofoam, paper, plastic, candy wrappers, insulation, cigarette butts, car parts, hardware, dog waste, and more – and when necessary, contacts the County to remove deceased road kill.
- **CD Renewal** – On May 19 the HOA Secretary and Treasurer renewed the Association's CD at Fifth Third bank. Fifth Third was contacted on May 23 to add the CD to the 53.com website on-line reporting. The CD should generate close to \$190 in interest income when it matures January, 2027.
- **Pipeline Project** – updates about the pipeline project road work were posted on the Neighborhood Facebook page.
- **Floodplain** – the website was updated with Hillsborough County's 2026 100-year and 500-year floodplain map.
- **Entrance Sign** - The entrance sign cleaned and caulked. Paint touchup will be needed and will be handled by the Board.
- **Entrance Columns** – The East column light bulb was replaced but subsequently stopped working. The bulb will need to be tested but it may also require working on the bulb socket. The column top was found to have significant cracking and was caulked – a second application of caulk may be needed followed by paint touchup. The West column light bulb has now also stopped working and it will need to be replaced and the socket worked on if necessary.
- **Color Books** – The Color Book documents on the website were updated for the new approved color combinations (#39c & #39d) approved for 8804. The physical color books have not yet been updated.
- **Irrigation System** – the Board confirmed the irrigation watering schedule complies with mandatory watering restrictions - Fridays 12 midnight-4AM. When the system was tested one spray head in the West beds near the fence was found to be leaking. Excelsior was contacted and completed the repair.

- **Tree Debris** – debris from tree trimming by an unknown party was found stacked next to West Entrance Column. Greener Cuts quoted \$80 to remove the debris. 2 Board members instead handled the removal.
- **Palm Trees** – A notice was posted on the Neighborhood Facebook page and in the entrance Notice Board advising owners to trim dead palm fronds by mid-September. Excelsior has been contacted to trim the 2 entrance palms and dead fronds on the tall palm at the South side of the common area. Work is currently scheduled for mid-August.

DRAFT