

ABERDEEN CREEK HOMEOWNERS ASSOCIATION
P.O. BOX 1603
RIVERVIEW, FL 33568

Minutes for 04-14-04 Board Meeting

This meeting was called to order at 7:05p.m. by Gary Stecker, President of the Board. The presence of a quorum was not required. Representatives of 22 out of 50 households were in attendance.

The order of business was as follows.

Board Members reviewed & voted on the following motions:

- 1) To accept or reject the previous ACHOA 01-28-04 meeting minutes as read by the Secretary. Status: Accepted
- 2) To accept or reject Treasurers Report as presented by Rob Fisher. (See below) Status: Accepted

Previous balance 1/28/04	\$13,319.09
Expenses:	\$3280.01
<u>Checking account balance:</u>	<u>\$15,805.20</u>
- 3) To accept or reject establishment of banking service with Bank of America. Status: Accepted

Announcements:

Neighborhood Watch Sign has been installed under the speed limit sign which is posted in front of the common area.

Jim and Carrie Burns alerted the board that the sprinkler system was tampered with, thus avoiding a ticket and possible fine of up to \$500.00.

The Burns have graciously offered to allow us to have the next months open board discussion on their shaded open lot.

Aberdeen Creek has a new web site www.aberdeencreek.com and webmaster John Heilbrunn. Neighbors are encouraged to visit and provide input regarding ease of use.

Remson Aquatics, charging Aberdeen Creek \$360.00/month for a service we don't have a contract for. Savings of \$4320.00 in 2004.

Aberdeen Creek is looking for volunteer members for the Beautification and CC&R Review committees. Interested parties are to contact Tom Martinez Secretary at 813-671-7477.

New mulch and flowers will be installed in the entrance common areas.

Board members have a meeting scheduled to interview firm to provide legal service, April 23rd 2004.

Old Business:

Water court ruling saves \$500.00, no fine was imposed.

New Business:

Motion to extend deadline for signatures on payment of dues on undeveloped lots. Status: Accepted

New deadline is June 15th 2004. To date 5/4/04 there are 23 FOR signatures. The required amount of signatures is 35 or 2/3 of the community. Anyone interested in signing the petition should contact Tom Martinez at 8930 ACC.

Reading of ACC minutes pending posting "

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New Proposed amendments that are to be open until June 15th:

Motion: to amend Article VII, General covenants and Restrictions, page21, section 6, next to the last sentence from:
(No storm doors or screen doors are permitted on the front door of any dwelling)

To: (Full view storm doors are permitted on the front door of any dwelling. The definition of full view is: The frame portion of the storm door may not be wider than tree inches. Absolutely no storm doors with kick plates will be allowed) (If screens are to be used, all screens for full view doors must be outfitted or retrofitted with ifvisible screen material. (Storm doors are to match the color of the front door trim)
(Approval from the ACC prior to installations is REQUIRED)

Status: To date 5/4/04 there is 11 votes FOR and 11 votes AGAINST. The required amount of signatures is 35 or 2/3 of the community.

Motion: to amend Article VII, General Covenants and Restrictions, page21, section 6, last sentence from: (No above-ground swimming pools, free-standing storage sheds or outbuildings, screening or front porches or garages, antennas or solar collectors are permitted on any lot)

To: (Free-standing storage sheds or out buildings are permitted with the following limitations)

- 1) Appearance shall be similar in appearance and utilize the same color scheme as the house.
- 2) Structure shall be maintained in such a manner as to preserve a like new appearance.
- 3) Structure shall be of frame or block construction.

Status: To date 5/4/04 there is 25 1/2 votes FOR and 1 votes AGAINST. The required amount of signatures is 35 or 2/3 of the community.

To: (if above motion passes to amend item 3 to also state Structure may be made of metal, provided it is contained inside a fence)

Status: To date 5/4/04 there is 4 votes FOR and 20 votes AGAINST. The required amount of signatures is 35 or 2/3 of the community.

To: (if above motion passes to amend item 3 to also state Structure may be made of plastic, preferably Rubbermaid, provided it is contained inside a fence)

Status: To date 5/4/04 there is 7 votes FOR and 11 votes AGAINST. The required amount of signatures is 35 or 2/3 of the community.

Fifteen-minute recess for voting took place. Upon reconvening the results, which are listed above, were announced.

Motion raised by Tom Martinez to propose adding a sign at the entrance of Aberdeen Creek that states "No Solicitation" Motion to be reviewed.

Please note: No verbal or emails votes will be accepted. You can vote by contacting Tom Martinez at 8930 ACC. Please call prior to coming over. You can contact Tom Martinez at 671-7477 please do not call after 9:00pm.

Being no further business the special meeting was adjourned at 8:55 p.m.

Submitted by: Tom Martinez, Secretary - Aberdeen Creek H.O.A.