

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

Minutes for 05-12-04 Board Meeting

This meeting was called to order at 7:10p.m. by Gary Stecker, President of the Board. The presence of a quorum was not required. Representatives of 10 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 04-14-04 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: \$560.00
Checking account balance: \$14,274.14
- 3) To contract with Aqua-terra for providing pond maintenance at the rate of \$75.00 per application. Status: Accepted
- 4) To retain Jeffery Lasman as legal council. Current hourly rate is \$175.00. Status: Accepted

Announcements:

Board members had a meeting on April 23rd 2004 to interview Jeffery Lasman as legal council to provide legal service in the event legal service is required by A.C.H.O.A., cost per hr.\$175.00 agreed upon.

Jim and Carrie Burns alerted the board that the sprinkler heads were torn off by vandals. The Burns were thanked for their notification.

The Burns at 8922 ACC have graciously offered to allow us to have the **next month s 6/12/04 (Sat) 7:00pm** - open board discussion on their shaded open lot. Attendance is requested so that current motions that require neighbors voting can be completed.

ACC has requested that there be a 45 day turnaround for Request made to the ACC. Neighbors must submit plans prior to work being started. Lately request are being submitted to late for the ACC to review and act in a timely manner.

Old Business:

Water timer battery was removed or maybe even missing from the start. Whenever power was interrupted the common lawn/shrub water sprinkler would go off. A new battery was installed.

New Business:

Request to look into a way of removing the smell of the well water during water cycling of common areas.

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

Review of **Motion:** on payment of dues on undeveloped lots.

To date 5/12/04 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.

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Review of **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 iffvisible 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 5/12/04 there is 15 votes FOR and 10 votes AGAINST. The required amount of signatures is 35 or 2/3 of the community.

Review of **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 28 votes FOR and 2 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 5/12/04 there is 5 votes FOR and 22 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 5/12/04 there is 9 votes FOR and 18 votes AGAINST. The required amount of signatures is 35 or 2/3 of the community.

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 8:20 p.m.

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