

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

Minutes for 06-12-04 Board Meeting

This meeting was called to order at 10:08a.m. by Gary Stecker, President of the Board. The presence of a quorum was not required. Representatives of 12 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 05-12-04 meeting minutes as read by the Secretary. Status: Accepted
 - 2) To accept or reject Treasurers Report as read by Tom Martinez for Rob Fisher. (See below) Status: Accepted
- | | |
|----------------------------------|--------------------|
| <u>Previous balance 1/28/04</u> | <u>\$14,274.14</u> |
| Dues paid month of May | 363.00 |
| Expenses: | \$1638.77 |
| <u>Checking account balance:</u> | <u>\$12,360.09</u> |

Announcements:

Board members follow up meeting with Attorney Jeffery Lasman cancelled. To be rescheduled by Gary Stecker.

The Mattson s' at 8950 ACC have graciously offered to allow us to have the **next month s 7/10/04 (Sat)**

9:00am - open board discussion on their shaded open lot. Attendance is requested as to keep all neighbors informed in neighborhood news.

ACC requested that there be a 45 day turnaround for Request made to the ACC. Neighbors must submit plans prior to work being started. Some request are being submitted to late for the ACC to review and act in a timely manner. The ACC meeting once every 30 days.

Old Business:

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

To date 6/12/04 there are 32 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.

Review of **Motion:** to amend Article VII, General Covenants and Restrictions, page 21, 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 6/12/04 there is 45 votes FOR and 2 votes AGAINST. The required amount of signatures for passing is 35 or 2/3 of the community. (**Status-Passed**)

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 6/12/04 there is 6 votes FOR and 39 votes AGAINST. The required amount of signatures for passing is 35 or 2/3 of the community. (**Status-Rejected**)

Continued from page 1

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 6/12/04 there is 9 votes FOR and 33 votes AGAINST. The required amount of signatures is for passing is 35 or 2/3 of the community. (*Status-Rejected*)

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 6/12/04 there is 36 votes FOR and 10 votes AGAINST. The required amount of signatures for passing is 35 or 2/3 of the community. (*Status-Passed*)

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.

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

New Business:

ACC Report read by Steve Briggs. Accepted

The Board members voted on keeping the Motion of payment of dues on undeveloped lots open until Annual meeting to be held in November 2004. Reason: Impact will not take effect until Jan 2005. Motion-Accepted.

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 10:55 a.m.

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