

**BOARD MEETING MINUTES**  
**Thursday, August 28, 6:30PM**  
**Virtual via Go To Meeting**

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

Mark Bowes	President
Glen Lockwood	Vice President
Clifford Reiss	Treasurer
John Laskowski	Secretary
Christian Mailloux	Director

Jen Robertson                      Excelsior Community Management

**Call to Order**

Mark called the meeting to order at 6:30pm

**Confirmation of Proper Meeting Notice**

Cliff confirmed the meeting notice was posted on the community bulletin board and the meeting agenda was posted on the community website more than 48 hours in advance in accordance with Florida Statute.

**Minutes**

Mark motioned to approve the May 8, 2025, Meeting Minutes. Glen 2<sup>nd</sup>, vote was all in favor.

**Financials**

- The July financial Trend report was presented. YTD expenses are trending on budget. A copy of the report will be posted on the community website along with the July financials
- CD Renewal – motioned to renew the CD at Fifth Third Bank for up to 15 months at the then current interest rate. Cliff 2<sup>nd</sup>, vote was all in favor.
- Cliff noted all available financials have been posted on the community website and they are password protected.
- Reserves Disclosure – Cliff noted that over \$720 a note always included with the yearend financial report stating that no reserves are set up for future capital expenses because the HOA has adequate funds to cover unanticipated expenses.
- 2026 Budget – Jen and Cliff have started to review the proposed 2026 budget. The current projection is to stay flat for 2026 but this will continue to be monitored through the end of Q3 and Q4.

**Business**

- HOA Update – see attached
- Board Certification Course – Cliff noted there is one available 10/21/25 at the Tampa Convention Center. Jen will email the Board on what certificates are needed for each of them.
- Drainage Barrier – east sidewalk – Mark will connect with Cliff to get this installed as soon as the weather is a little cooler.
- Graffiti – Cliff panted over the marks on the entrance sign. The two small areas on the sidewalk can wait to be addressed until the community does another pressure cleaning project.
- Sidewalk Inventory & Repair Status – The county has completed all the grinding of sidewalks. Glen noted the county employee he spoke with said the sections that need to be replaced could take a year or more to get to. Cliff noted he has an inventory list of all the repair locations.

**Resident Open Forum** – N/A

**Next Scheduled Meeting Date**

Thursday, October 30th at 6:30pm (ECM Office) – Annual Members Meeting

**Adjourn**

With no further business to discuss, the meeting was motioned to adjourn at 7:09 pm by Mark. 2<sup>nd</sup> by Christian.

# ABERDEEN CREEK HOMEOWNERS ASSOCIATION

## BOARD REPORT AUGUST 28, 2025

### HOA BOARD:

Mark Bowes – President                      Glen Lockwood – Vice President  
John Laskowski – Secretary              Christian Mailloux – At Large  
Clifford Reiss – Treasurer & Webmaster

- **Trash Pickup** – a Board Member continues to pick up and remove trash along McMullen Loop and in the community. Items picked up include: bottles, cans, fast food containers, styrofoam, paper, plastic, cigarette butts, dog waste and a small dead fish.
- **Website** – the community website (our website is optional per FS 720 as our community has less than 100 homes) was updated with all available financial reports, board meeting minutes, and sales tracking data. The recommended Vendor listing was also updated – in particular with the contact information for a plumbing firm that handles slab leak mitigation as 2 homes in the community have experienced slab leaks this year.
- **Retention Pond** – floating debris was removed.
- **Sidewalk Inventory** – a complete photo inventory of the sidewalk repair markings placed by the County earlier this was prepared due to concerns that the marks would fade before the County completed repairs. The County did complete (in August) grinding of slab transitions. The County has not, however, communicated a schedule for work on the sidewalk slabs marked for replacement.
- **Facebook** – a Board member is one of 3 Administrators of the Neighborhood Facebook group. A replacement was found for one Admin who recently moved. The Facebook group continues to receive requests from non-residents asking to join the group – these individuals are rejected and blocked. The Board Admin posted a welcome notice to introduce our newest resident at 8942 to the community.
- **Misdirected Delivery** – a Board member noticed a delivery of FedEx boxes at 8912. That residence is unoccupied pending a transfer of ownership. The

boxes were removed and held until the resident waiting for the delivery picked them up. FedEx was also notified.

- **Irrigation System** – the irrigation system that waters the common area and entrance was tested by the Board and multiple issues were found. Replacement parts were purchased and Excelsior completed repairs on Thursday August 21. Following the repairs weeds in the entrance enclosure were removed and the entire enclosure, as well as the entrance columns, were sprayed with insecticide to kill ants found in both of these locations.
- **Sidewalk Graffiti** – 2 instances of spray-painted graffiti were found on the county sidewalk along McMullen Loop. The markings are not derogatory; the one closest to the community entrance will be dealt with the next time the sidewalk is pressure washed.
- **Reserves Study** – responding to an email advertisement from FastSigns (Riverview) we asked for an estimate of the replacement cost for our entrance sign. No response was received.