

# Creekwood Townhome Association, Inc.

DATE: Wednesday, April 21, 2021  
TIME: 6:15 PM  
PLACE: Zoom and in person at the CW Pool Area

## APPROVED MINUTES

Call the Meeting to Order: The meeting was called to order at 6:18pm.

Determination of Board Quorum: A quorum was established with all five board members present; Nick Paragioudakis, Fred Schmidt, Matt Soehren, Gina Valdez, and Kim St. Pierre.

Proof of Notice: **Notice was provided in accordance with FL ST 720 and the association's documents.**

Approval of Previous Minutes February 11, 2021 BOD Minutes MOTION made by Gina, seconded by Matt to approve the meeting minutes as presented. MOTION passed unanimously.

President Report: See unfinished and new business.

Treasurer Report Matt reported from the March 31, 2021 Financial Statements

### Manager's Report

- Pressure Washing sidewalks -Completed, Rob Odeh will return to spot clean some missed areas.
- Preserve Trimming – Completed
- Pressure Washing Buildings and Cleaning out gutters – underway
- Walking Gate Passcode 5602
- West Bay Landscaping Monthly Service review
- Pond Management (Solitude) Monthly Report review
- Compliance Report

### Unfinished Business

- Pool Heater / Chiller with Electrical Info: The board reviewed the quotes. MOTION made by Gina, seconded by Fred to approve the MOTION passed unanimously. MOTION made by Gina, seconded by Nick to approve Sundance LLC. to run the necessary electric line. MOTION passed 4 in favor, 1 opposed.
- No Parking Signs: **Nicole will follow up. "No Parking This Side of Street" to be mounted to the FPL poles, 6x10 inches, Matt has the lead on this project. Matt will confirm the count and Nicole will confirm details and installation with Rob Odeh.**

### New Business

- Compliance Reporting Process: The Board reviewed the compliance process. Sunstate completes a monthly compliance check.
- Pool Furniture: The Board reviewed options. MOTION made by Gina, seconded by Matt to approve purchasing 20 loungers, not to exceed \$269 per lounger. Gina will lead this project with Nicole and the vendor (Karen at Florida Patio Furniture). MOTION passed unanimously.
- Pool Area Plantings: MOTION made by Nick, seconded by Fred to approve West Bay to complete the pool area plantings. MOTION passed unanimously. The plants will be selected to conceal the fence.

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Owner Comments (limited to 3 minutes each)

- Shannon questioned the Preserve clean up. Green Works will return to address the area from the south pond to the building. West Bay and Green Works will quote to maintain this area on a quarterly basis.
- Vicky questioned the plan on dead trees. West Bay will evaluate the property and send quotes.
- Vicky questioned the entrance landscaping of overgrown and replacement of dead shrubs.
- Fred mentioned the irrigation coming on more than 3 times per week. West Bay will follow up.
- Kelly questioned the compliance issues being enforced.
- Sunstate will get quotes to power wash, seal and level pool deck pavers.

Next Scheduled Meeting: June 16<sup>th</sup> at 6:15pm at the Pool Area.

Adjournment: With no further business to discuss, the meeting adjourned at 7:46pm.

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