

Creekwood Townhome Association, Inc.

DATE: Wednesday, June 21, 2023
TIME: 6:15 PM
PLACE: In person at the Creekwood Pool Area
MINUTES

Call the Meeting to Order: The meeting was called to order at 6:25pm.

Determination of Board Quorum: A quorum was established with the following board members present; Danielle McIntyre, Gina Valdez, Nick Paragioudakis, and Pam Gibson. Kristin Warner had an excused absence.

Proof of Notice: Confirmed in accordance with FL ST 720 and the association's governing documents.

Approval of previous minutes April 19, 2023, MOTION made by Danielle, seconded by Gina to approve as presented. MOTION passed unanimously.

Appointments and Resignations: Compliance Committee: MOTION made by Gina, seconded by Pam to appoint the following members: Charles McCaffrey, Janet Houston, and Jeff Gallion. MOTION passed unanimously.

President's Report: No report.

Treasurer's Report: The Board reviewed the May 31st, 2023, Financial Statements.

Community Updates:

- Landscaping: Suggested bamboo along Lowes fence line. Blooming's will submit a quote.
- Irrigation and Drainage: Nicole will send the Board the engineer's report and paid invoices to Cross Creek. There is an area of concern.
- Pedestrian Gate Repair: Pending installation.

Unfinished Business

- Parking: To be discussed: Street Parking is not permitted. Overnight Parking in the Pool Area Parking Lot is not permitted from 12am-5am.
- Compliance (Roof tarps and action plan / timeline)

New Business

- Parking; Blocking Sidewalk: Pam will work with Sunstate.
- Rental Process & Tracking: Kristin will work with Nicole.
- Compliance: Report reviewed. No levied fines.
- URS will complete and submit a roof inspection report.
- Pool Light to be replaced. Nicole will contact Rob.

Owner comments:

- Ground downspouts are being crushed, blocking drainage. Rob to assess. Steve to reimburse.
- Sprinkler system – need to confirm the schedule. A rain sensor should be installed so irrigation is not running during rainstorms.

Next Scheduled Meeting: Wednesday, August 30th at 6:15pm.

Adjournment: With no further business to discuss, the meeting adjourned at 7:35pm

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