

Creekwood Townhome Association, Inc.

DATE: Wednesday, September 13, 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; Pam Gibson, Gina Valdez, and Nick Paragioudakis.

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

Approval of previous minutes June 21, 2023: MOTION made by Gina, seconded by Pam to approve as presented. MOTION passed unanimously.

President's Report:

- The Board unanimously agreed to install a two additional no parking signs as additional reminder to the community residents and guests.

Treasurer's Report:

- The Board reviewed the July 31, 2023, financial statements. 2024 budget planning is underway.

Community Updates:

- Palm trimming will be done by Clean Cut in October. Nicole met Clean Cut on site.
- 2024 is underway. 2024 Board Budget meeting is scheduled for Monday, October 30th.
- Updated locks on the restrooms and walking gate.
- Power washing restrooms, furniture, and entrance monument sign, completed.

Unfinished / New Business:

- REMINDER: Parking: To be discussed: Street Parking is not permitted. Overnight Parking in the Pool Area Parking Lot is not permitted from 12am-5am.
- REMINDER: Parking; Blocking Sidewalk
- Rental Process & Tracking: Approve updated forms. Background checks should be completed on all owners and renters. The Board unanimously approved the notice to owners regarding rentals to be sent out. The definition of renter was discussed. It was recommended to define a renter as anyone who occupies the unit when the owner is not present more 30 consecutive days.
- Compliance Review / Fining: The Board reviewed the compliance report.
 - MOTION made by Nick, seconded by Pam to levy a fine to the following: 7816 52nd Ter E, 7827 52nd Ter E, 7840 52nd Ter E, 7842 52nd Ter E, 7843 52nd Ter E, 7857 52nd Ter E and 5264 78th Street Cir E in the amount of \$100 per day, not to exceed \$1000 per violation. MOTION passed unanimously.
- Roof Repairs 7819 / 7827: Final 30-day notice MOTION made by Pam, seconded by Gina to approve URS completing the roof repairs and the invoice will be added to the the owner's account. (7846 will also receive a 30-day notice). MOTION passed unanimously.
- Landscaping edging quotes will be obtained.
- Re-locating sprinklers near driveway quotes will be obtained.
- Mulch and rock quotes will be obtained.
- Gina will meet with Rob regarding holiday lighting.

Owner Comments:

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Next Scheduled Meeting: Monday, October 30th at 6:15pm

Adjournment

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