

# Creekwood Townhome Association, Inc.

**DATE:** Wednesday, January 17, 2024  
**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 6:15pm.

**Determination of Board Quorum:** A Board quorum was established with the following board members present; Pam Gibson, Gina Valdez, Danielle McIntyre, and Nick Paragioudakis.

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

**Approval of previous minutes 11/2/2023 and 11/14/2023:** **MOTION** made by Nick, seconded by Danielle to approve as presented. **MOTION** passed unanimously.

### President's Report:

- Update on landscaping. The rock edging will be completed by end of this month. There is also a short punch list to be completed (mulch in areas, drip lines to be buried).
- Holiday lights to be removed.

### Treasurer's Report:

- Nick reported from the December 31, 2023, financial statements. Also available online.

### Unfinished / New Business

Rental Tracking and reminders: Reminder to be sent out to owners of required procedures.

Landscaping and tree replacement planning: Pam obtained two quotes for bamboo to be installed along the perimeter of the fence line along Lowes border. The Board discussed the two quotes.

**MOTION** made by Pam, seconded by Gina to approve as presented, the Island Bamboo in the amount of \$6,258.40. **MOTION** passed. **MOTION** made by Nick, seconded by Danielle to approve the Blooming's sod replacement and plantings as outline, with a cost not to exceed \$3,800. **MOTION** passed unanimously.

Painting planning and funding: The Board agreed for Sunstate to obtain quotes.

Power washing to be scheduled: Sunstate to schedule.

Road Sealing planning / funding: The Board agreed for Sunstate to obtain a quote.

Gate Upgrade Options discussion: Nick presented options. One is a repair for \$3,000, upgraded system is approximately \$13,000. **MOTION** made by Nick, seconded by Pam to approve the repairs in the amount of \$3,000. **MOTION** passed unanimously.

- Pam noted there may be loose bricks on the bottom of the entry columns / pillars. Rob will inspect.

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- Pam suggested painting or cleaning the call box shield. Rob will take a look.

Compliance Review and fining: **MOTION** made by Gina, seconded by Danielle 7857 52<sup>nd</sup>, 5155 78<sup>th</sup>, 5171 78<sup>th</sup> to levy a fine in the amount of \$100 per day, not to exceed \$1,000 per violation. MOTION passed unanimously.

Owner comments:

- Darryl asked HOA term limits.
- Darryl asked about the fining procedure. Does his fining reset.
- Darryl asked about towing fee.

**Next Scheduled Meeting:** Membership meeting 2/26 at 6:15pm, Board meeting 4/30 at 6:15pm

**Adjournment:** With no further business to discuss, the meeting adjourned at 6:53pm.

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